



AGENDA

PUBLIC HEARING MEETING OF CITY COUNCIL

Monday, December 16, 2019

6:00 p.m.

Council Chamber, City Hall

Pages

1. CALL TO ORDER

2. CONFIRMATION OF AGENDA

Recommendation

That the agenda be approved as presented.

3. DECLARATION OF CONFLICT OF INTEREST

4. ADOPTION OF MINUTES

7 - 11

Recommendation

That the minutes of the Public Hearing meeting of City Council held on October 28, 2019 be approved.

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

**6.1.1 Official Community Plan Bylaw No. 8769 – Riverbank
Development Control [File No. CK 4350-019-003]**

12 - 31

The following documents are provided:

- Proposed Bylaw No. 9654;
- Report of the General Manager, Community Services Department, dated October 29, 2019;
- Letter from the Municipal Planning Commission, dated November 7, 2019; and
- Notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

That City Council consider Bylaw No. 9654.

6.1.2 Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control [File No. CK 4350-019-003] 32 - 65

The following documents are provided:

- Proposed Bylaw No. 9655;
- Report of the General Manager, Community Services Department, dated October 29, 2019 (See Item 6.1.1);
- Letter from the Municipal Planning Commission, dated November 7, 2019 (See Item 6.1.1); and
- Notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

That City Council consider Bylaw No. 9655.

6.1.3 Proposed Zoning Bylaw No. 8770 Text Amendments – Development Review Fees [File No. CK 4350-019-002] 66 - 111

The following documents are provided:

- Proposed Bylaw No. 9661 and 9672;
- Report of the General Manager, Community Services Department, dated October 29, 2019;
- Letter from the Municipal Planning Commission, dated November 7, 2019; and
- Notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

That City Council consider Bylaw No. 9661 and 9672.

6.1.4 Discretionary Use Application – 1102 17th Street West – Motor Vehicle Dealer [File No. CK 4355-019-011 and PL 4355-D25/19]

112 - 116

The following documents are provided:

- Report of the General Manager, Community Services Department, dated October 29, 2019;
- Letter from the Municipal Planning Commission, dated November 7, 2019.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the Discretionary Use Application submitted by Kelly Blanch requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

6.1.5 Discretionary Use Application – Proposed Child Care Centre – 1406 Empress Avenue [File No. CK 4355-019-012 and PL 4355-D23/19]

117 - 121

The following documents are provided:

- Report of the General Manager, Community Services Department, dated November 19, 2019; and
- Letter from the Municipal Planning Commission, dated December 6, 2019.

The City Planner has advised that notification posters have been sent to all adjacent landowners within 75 metres of the site.

Recommendation

That the Discretionary Use Application submitted by Sheila Pernada requesting permission for a Child Care Centre to

provide care for up to 12 children at any one time at 1406 Empress Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

6.1.6 Proposed Rezoning – Removal and Application of Holding Symbol (H) – Meadows Parkway [File No. CK 4351-019-010 and PL 4350-Z6/19] 122 - 130

The following documents are provided:

- Proposed Bylaw No. 9660;
- Report of the General Manager, Community Services Department, dated November 19, 2019;
- Letter from the Municipal Planning Commission, dated December 6, 2019; and
- Notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

That City Council consider Bylaw No. 9660.

6.1.7 Rezoning – Thakur Street and Henry Dayday Road – From R1B District to R1A District and FUD District to R1B District and R2 District [File No. CK 4351-019-009 and PL 4350-Z4/19] 131 - 141

The following documents are provided:

- Proposed Bylaw No. 9659;
- Report of the General Manager, Community Services Department, dated November 19, 2019;
- Letter from the Municipal Planning Commission, dated December 6, 2019; and
- Notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

That City Council consider Bylaw No. 9659.

6.2 Public Notice Matters

6.2.1 Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood [File No. CK 6595-019-007] 142 - 147

A report of the General Manager, Transportation & Construction Department, dated December 16, 2019 is provided along with Bylaw No. 9658 and the notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

1. That City Council consider Bylaw No. 9658, The Street Closing Bylaw, 2019 (No. 6);
2. That after closure, the portion of lane be sold to Baydo Developments to be consolidated with adjacent property;
3. That after closure, the City of Saskatoon will purchase property from the YWCA that will become the new turnaround area in the lane; and
4. That all costs associated with the closure be paid for by the applicant, including solicitor's fees and disbursements.

6.2.2 Proposed Municipal Buffer Redesignation – 1200 Block Claypool Drive – Airport Business Area Neighbourhood [File No. CK 6595-019-006] 148 - 153

A report of the General Manager, Transportation & Construction Department, dated December 16, 2019 is provided along with Bylaw No. 9656 and the notice that appeared in the local press on November 30 and December 2, 2019.

Recommendation

1. That City Council consider Bylaw 9656, The Buffer Strip Redesignation Bylaw, 2019; and
2. That a portion of Municipal Buffer MB1 be redesignated to right-of-way.

7. PROCLAMATIONS AND FLAG RAISINGS 154

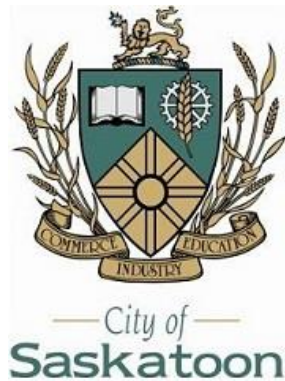
A list of flag raising and proclamation requests received for the month of November 2019 is provided.

Recommendation

That the information be received.

8. URGENT BUSINESS

9. ADJOURNMENT



MINUTES

PUBLIC HEARING MEETING OF CITY COUNCIL

**Monday, October 28, 2019, 6:00 p.m.
Council Chamber, City Hall**

PRESENT: Deputy Mayor S. Gersher, in the Chair
Councillor T. Davies
Councillor R. Donauer
Councillor B. Dubois
Councillor H. Gough
Councillor M. Loewen

ABSENT: His Worship, Mayor C. Clark
Councillor C. Block
Councillor D. Hill
Councillor A. Iwanchuk
Councillor Z. Jeffries

ALSO PRESENT: City Manager J. Jorgenson
City Solicitor C. Yelland
General Manager, Community Services L. Lacroix
Interim Chief Financial Officer, Corporate Financial Services C. Hack
General Manager, Transportation & Construction T. Schmidt
General Manager, Utilities & Environment A. Gardiner
City Clerk J. Sproule
Deputy City Clerk S. Bryant

1. CALL TO ORDER

Deputy Mayor Gersher called the Public Hearing Meeting to order on Treaty Six Territory and the Homeland of the Métis People.

2. CONFIRMATION OF AGENDA

Moved By Councillor Donauer

Seconded By Councillor Dubois

1. That the Proclamation and Flag Raising request from Brent Wignes be added as Item 7.7; and
2. That the agenda be approved as amended.

In Favour: (6): Councillor Gersher, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gough, and Councillor Loewen

Absent: (5): Mayor C. Clark, Councillor Block, Councillor Hill, Councillor Iwanchuk, and Councillor Jeffries

CARRIED UNANIMOUSLY (6 to 0)

3. DECLARATION OF CONFLICT OF INTEREST

There were no declarations of conflict of interest.

4. ADOPTION OF MINUTES

Moved By Councillor Dubois

Seconded By Councillor Donauer

That the minutes of the Public Hearing meeting of City Council held on September 30, 2019 be approved.

In Favour: (6): Councillor Gersher, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gough, and Councillor Loewen

Absent: (5): Mayor C. Clark, Councillor Block, Councillor Hill, Councillor Iwanchuk, and Councillor Jeffries

CARRIED UNANIMOUSLY (6 to 0)

5. PUBLIC ACKNOWLEDGEMENTS

6. PUBLIC HEARINGS

6.1 Land Use, etc.

6.1.1 Discretionary Use Application – Residential Care Home Type II – 314 Avenue T South [Files CK 4355-019-010 and PL 4355-D18/19]

The following documents were provided:

- Report of the General Manager, Community Services, dated August 27, 2019; and
- Letter from the Municipal Planning Commission, dated August 30, 2019.

The City Planner advised that notification posters were sent to all adjacent landowners within 75 metres of the site.

Deputy Mayor Gersher introduced the matter and a motion to consider the recommendation was put forward.

Mr. Darryl Dawson, Development Review Section Manager, Community Services Department, reviewed the Discretionary Use Application and expressed the Department's support.

Mr. Robin Mowat, Chair, Municipal Planning Commission, expressed the Commission's support of the Discretionary Use.

Mr. Kelly Prudent, a representative from CUMFI, provided a project overview and asked for Council's support.

Mr. Tyler Kostiuk expressed safety concerns with the location of the residential care home.

Mr. Prudent responded to the safety concerns.

Moved By Councillor Gough

Seconded By Councillor Donauer

That the Discretionary Use Application submitted by CUMFI requesting permission to operate a Residential Care Home – Type II to provide care for up to 15 residents at 314 Avenue T South, be approved, subject to the following conditions:

1. The applicant obtaining a development permit and all other relevant permits and licences (including a building permit); and

2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

In Favour: (6): Councillor Gersher, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gough, and Councillor Loewen

Absent: (5): Mayor C. Clark, Councillor Block, Councillor Hill, Councillor Iwanchuk, and Councillor Jeffries

CARRIED UNANIMOUSLY (6 to 0)

6.2 Public Notice Matters

7. PROCLAMATIONS AND FLAG RAISINGS

Moved By Councillor Dubois

Seconded By Councillor Donauer

1. That City Council approve all proclamations and flag raising requests as set out in Section 7; and
2. That the City Clerk be authorized to sign the proclamations, in the standard form, on behalf of City Council.

In Favour: (6): Councillor Gersher, Councillor Davies, Councillor Donauer, Councillor Dubois, Councillor Gough, and Councillor Loewen

Absent: (5): Mayor C. Clark, Councillor Block, Councillor Hill, Councillor Iwanchuk, and Councillor Jeffries

CARRIED UNANIMOUSLY (6 to 0)

7.1 June Zurowski, Treasurer - Saskatoon Women's Community Coalition - December 6, 2019 - 'National Day of Remembrance and Action on Violence Against Women' [File No. CK 205-5, x205-1]

Proclamation Request.

The City Clerk reported that regarding the request to fly flags at half-mast on December 6, 2019, City Council, at its meeting held on January 20, 2014, resolved that the Administration be instructed to automatically lower all flags at civic-operated buildings on the same national days of remembrance as recognized by the Government of Canada and the Government of Saskatchewan. These national dates include, but are not

limited to, December 6, 2019 - National Day of Remembrance and Action on Violence Against Women.

7.2 Sylvia Cholodnuik, Executive Director - Adoption Support Centre of Saskatchewan Inc. - November 2019 - 'Adoption Awareness Month' [File No. CK 205-5]

Proclamation Request.

7.3 Dot Lambsdown - John Howard Society of Saskatchewan - November 17-24, 2019 - 'Restorative Justice Week' [File No. CK 205-5]

Proclamation Request.

7.4 Barbara Cape, President - SEIU-West - November 6, 2019 - 'Community-Based Organizations (CBO) Worker Appreciation Day' [File No. CK 205-5]

Proclamation Request.

7.5 Lauryn Kronick - AIDS Saskatoon - Flag Raising - November 25, 2019 - 'World AIDS Awareness Week' [File No. CK 205-1]

Flag Raising Request.

7.6 Tasnimul Haque, President - United Nations Association of Canada, Saskatoon Branch - Flag Raising - October 24, 2019 - 'United Nations Day' [File No. CK. 205-5, x205-1]

Proclamation and Flag Raising previously given. For information only.

7.7 Brent Wignes - Royal Canadian Legion - November 4 - 12, 2019 - 'Veterans Week' - Flag Raising - Royal Canadian Legion Poppy Flag [File No. CK 205-5]

Proclamation and Flag Raising

8. URGENT BUSINESS

9. ADJOURNMENT

The Public Hearing Meeting adjourned at 6:18 p.m.

Deputy Mayor

City Clerk

BYLAW NO. 9654

The Official Community Plan Amendment Bylaw, 2019 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Official Community Plan Amendment Bylaw, 2019* (No. 6).

Purpose

2. The purpose of this Bylaw is to amend the Official Community Plan to add policies applicable to development along the riverbank of the South Saskatchewan River.

Bylaw No. 8769 Amended

3. The Official Community Plan, which is annexed as Schedule “A” to Bylaw No. 8769 and forms part of the Bylaw, is amended in the manner set forth in this Bylaw.

New Section

4. Subsection 16.5 as shown on Appendix “A” is added after Subsection 16.4.

Coming into Force

5. This Bylaw shall come into force upon receiving the approval of the Ministry of Government Relations.

Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor

City Clerk

Appendix “A”

16.5 Riverbank Areas Susceptible to Slumping and Slope instability

16.5.1 Objective:

To facilitate appropriate development while maintaining the integrity of the riverbank of the South Saskatchewan River.

16.5.2 Policies:

- Areas of Slope Instability* a) The City shall monitor the riverbank of the South Saskatchewan River to identify areas that are susceptible to slumping or slope instability.
- Development Standards* b) The Zoning Bylaw shall contain provisions for a riverbank slope overlay zoning district, including appropriate maps delineating the area. The Zoning Bylaw shall also establish standards for development within the riverbank slope overlay zoning district that maintains the integrity of the riverbank and does not negatively impacting existing slope conditions.
- Alterations to Existing Buildings or structures* c) No alterations or additions shall be performed on existing buildings or structures contained within the riverbank slope overlay district without complying with the requirements for development contained in the Zoning Bylaw.

OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control

APPLICATION SUMMARY

Administration is proposing amendments to Bylaw No. 8769, the Official Community Plan (OCP) and Bylaw No 8770, the Zoning Bylaw to provide policy and regulations for development of specific sites adjacent to the South Saskatchewan River. The proposed regulations will provide for an overlay zoning district that contains development standards for development within the defined area while maintaining the integrity of the riverbank.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider Administration's recommendation that the proposed amendment to Bylaw No. 8769, the Official Community Plan and Bylaw No. 8770, the Zoning Bylaw, providing policy and regulations in the form of an overlay zoning district to regulate development of specific sites adjacent to the South Saskatchewan River, be approved.

BACKGROUND

At the May 21, 2013, City Council meeting, Councillor P. Lorje made the following inquiry:

"Will the Administration please report on procedures that could be put into place to declare the East bank of the South Saskatchewan River as a Special Designated Area so that additions to homes, new residential construction, and special landscaping would be subject to special approval prior to changes?"

In 2015, during discussion on the slope failure in the Nutana Slope area, City Council approved the ongoing monitoring and reporting on slope activity. Since that time, the City and its retained experts have been actively monitoring the slope with a focus on maintaining public safety. Administration began reviewing long-term options to support safe and sustainable development for consideration in the Zoning Bylaw.

DISCUSSION

Slope Failure and Development

Slope failure is a natural occurring geological activity. There are three main components that affect slope stability; geology, geometry and groundwater. The manner of slope failure can vary significantly depending on these three components. The following shows how geology, geometry and groundwater affect slope stability:

- Geology - Soil is mainly comprised of sand, silt and clay. Sand particles are typically rounded and can lock together, whereas clay particles are much smaller, flatter and do not lock together as well. Therefore a slope made from sand can

OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control

usually exist at a steeper angle for a longer time than the same slope made from clay. Additional complexities, such as different layers of soil stacked on top of each other and tilted in certain directions can increase or decrease the stability of a slope.

- Geometry - Some slopes can be stable at very steep angles, others need to be almost flat to be stable. Through slope instability, nature self corrects a slope to an angle that maintains equilibrium.
- Groundwater – The groundwater level is the elevation within the ground where water fills the space between the soil particles. The groundwater level will naturally fluctuate and will be present within a slope at some depth. Increases in the groundwater level due to precipitation or changes to a drainage pattern, result in an increase in the pressure of the water in the spaces between the soil particles. This increased pressure effectively pushes the soil particles apart and increases instability. Therefore, the higher the groundwater level in a slope, the greater the impact on the stability of the slope.

An unstable slope may be remediated by one or more of the following ways:

- Modification of slope geometry through removal of mass/weight at the crest of the slope, addition of mass/weight at the toe of slope or flattening of the slope;
- Reduction of groundwater level within the slope; and/or
- Modification of failure surface either by removal of all or portions and replacement with a stronger than existing material.

The degree of slope stability is measured using a Factor of Safety (FOS). FOS is the ratio of forces resisting land sliding to the forces causing land sliding. A slope is considered unstable when it has a FOS less than 1.0. The FOS that a slope is classified can vary depending on the ground conditions of the slope, land use and previous instability. A FOS of 1.5 is considered acceptable for a permanent structure constructed on or close to a slope.

When development is proposed on, or next to a slope, an engineered foundation may be designed to support the development without negatively impacting the existing slope conditions and FOS of the whole slope. Detailed ground investigation, slope stability analysis, foundation design and groundwater control, are key components frequently used to understand and mitigate the risk of development in proximity to slopes. A professional geotechnical engineer would be required to review these components and make recommendations on the engineered foundation design and other site requirements to facilitate development to an acceptable FOS. These recommendations are communicated through a geotechnical report.

OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control

Planning and Development Act, 2007

The Planning and Development Act, 2007 (Act) provides the framework for land use planning in Saskatchewan. Section 32(2)(d) of the Act states that an OCP must contain statements of policy with respect to the management of lands that are subject to natural hazards, including flooding, slumping and slope instability. Section 52(3)(h) of the Act states, in part, that a zoning bylaw may contain provisions that regulate or prohibit development on land that is subject to flooding or subsidence, land that has slopes exceeding specified standards and that is adjacent to, or within, a specified distance of the bank of any natural or artificial lake, river, stream, or other body of water.

Official Community Plan

An amendment to the OCP is proposed to clarify policy with respect to the management of lands that are subject to slumping and slope instability that will allow for reasonable development in the area while maintaining the integrity of the riverbank.

Zoning Bylaw

The proposed regulations were developed using historical geological studies of the South Saskatchewan River and surrounding area, geological assessments from work that the City has undertaken along the east riverbank and an evaluation of municipal practices across Canada related to slope stability and development regulations. From this review, Administration is proposing an amendment to the Zoning Bylaw to create a new overlay zoning district that will apply additional regulations to properties along the riverbank of the South Saskatchewan River that may be subject to slumping or slope instability. With an overlay zoning district, the regulations of the underlying zoning district would still be in effect.

Based on review of conditions on the east and west riverbanks, two areas were identified on the east riverbank that are most susceptible to slumping and slope failure where the overlay zoning district would be applied. The first area, referred to as Zone 1 in the overlay zoning district, is an area with recent slope movement affecting private property located between McPherson Avenue and Victoria Avenue. The second area, referred to as Zone 2 in the overlay zoning district, runs from the University Bridge to Victoria Avenue and 8th Street East to just past Hilliard Street. All areas identified to be included within Zone 1 and Zone 2 are located within 30 metres of the top of the natural riverbank. (See Appendix 1)

The proposed overlay zoning district will define geotechnical report requirements for major and minor development and will identify uses that are not permitted within the defined area. The geotechnical report must be submitted with any development and building permit application as required and must be accepted by the City prior to issuance of any permit. A general summary of the regulations is provided below with further details outlined in Appendix 2.

OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control

Summary of Proposed Overlay Zoning District	
Major Development Requirements (includes development such as new dwelling units, attached garages, additions greater than 10m ² and site grading)	
Zone 1	Zone 2
<ul style="list-style-type: none"> Geotechnical report required with the development designed to a FOS of 1.5 	<ul style="list-style-type: none"> Geotechnical report required with the development designed to a FOS of 1.5 No geotechnical report required for site grading
Minor Development Requirements (includes development such as detached accessory buildings, decks, additions less than 10m ² and demolitions)	
Zone 1	Zone 2
<ul style="list-style-type: none"> Geotechnical report required with the development designed to a FOS of 1.3 OR a letter from a geotechnical engineer 	<ul style="list-style-type: none"> Geotechnical report with the development designed to a FOS of 1.3 OR a letter from a geotechnical engineer No geotechnical report required for detached accessory buildings, raised patios, or decks < 10 m²
Development Not Permitted	
Zone 1	Zone 2
<ul style="list-style-type: none"> In ground swimming pools 	<ul style="list-style-type: none"> In ground swimming pools

Next Steps

Monitoring of the riverbank will continue and, if needed in the future, regulations for the overlay zoning district may be modified.

COMMUNICATIONS AND ENGAGEMENT

The engagement plan for this project was established with a goal to inform and consult with property owners, residents and key stakeholder groups, on the proposed riverbank development control measures being proposed.

Stakeholder meetings were held in June and July of 2019, and included meetings with the Association of Consulting Engineering Companies, the University of Saskatchewan and Meewasin. These meetings provided an opportunity for discussion and feedback on specific aspects of the project in preparation of the draft Riverbank Development Controls. A come-and-go open house was also held on July 22, 2019, to provide an opportunity for stakeholders to engage in a discussion one on one with project team members. Stakeholder groups invited to the come-and-go event included geoscientists, engineers, architects, realtors and construction professionals.

OCP Bylaw No. 8769 and Zoning Bylaw No. 8770 Text and Map Amendment – Riverbank Development Control

Three public information meetings were held on July 15, July 17 and August 13, 2019, to inform affected property owners and residents about the proposed riverbank development controls. The meetings provided an opportunity to ask questions and obtain feedback on the proposed regulations. In total, 24 property owners and residents attended the three sessions. The main themes discussed at the public information meetings included:

1. Concerns and questions on existing conditions with the Nutana slope area;
2. Questions and discussion on research and past geotechnical work;
3. Cost and purpose of geotechnical reports;
4. Why there are differences between proposed zones;
5. Impact of civic infrastructure on slope stability (such as leaking water lines);
6. Why certain developments, such as in ground swimming pools, are not permitted; and,
7. Concerns about recent construction and road weight restrictions not being followed.

A community engage page was placed on the City website to provide details on the proposed regulations and review process.

Based on feedback provided, Administration has done additional work and made minor changes to the area subject to the overlay zoning district and geotechnical requirements for minor development. Details on the engagement plan are included in Appendix 3.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix, two weeks prior to the public hearing.

APPENDICES

1. Map – Riverbank Slope Overlay District
2. Overview of Proposed Official Community Plan and Zoning Bylaw Amendments
3. Riverbank Development Controls - Engagement Plan Summary

Report Approval

Written by:	Darryl Dawson, Manager of Development Review, Planning and Development
Reviewed by:	Kara Fagnou, Director of Building Standards
Reviewed by:	Chris Schulz, Acting Director of Planning and Development
Approved by:	Lynne Lacroix, General Manager, Community Services Department

SP/2019/PL/MPC – OCP Bylaws Riverbank Development Control/pg

Riverbank Slope Overlay District

Appendix 1



Overview of Proposed Official Community Plan and Zoning Bylaw Amendments

Proposed Official Community Plan Amendment

The proposed amendment to the Official Community Plan is to add a new section that will provide objectives and policies specific to the management of lands that are subject to slumping and slope instability. The policies will provide for reasonable development in the defined area while maintaining the integrity of the riverbank. Policies will identify that the tool for implementation will be an overlay zoning district that will contain additional development standards required for development in the identified area.

Proposed Zoning Bylaw Amendment

The Proposed amendment to the Zoning Bylaw will provide for a new Section 14.6, The Riverbank Slope Overlay Zoning District. The Riverbank Overlay District will provide for the following:

1. Definitions for the overlay district that include:
 - a. Factor of Safety - The degree of slope stability is measured using a Factor of Safety (FOS). FOS is the ratio of forces resisting land sliding to the forces causing land sliding. A slope is considered unstable when it has a FOS less than 1.0. The FOS that a slope is classified can vary depending on the ground conditions of the slope, land use and previous instability. A FOS of 1.5 is considered acceptable for a permanent structure constructed on or close to a slope.
 - b. Major development to include:
 - i. any new structure containing livable space;
 - ii. an addition to a structure with a gross floor area that is greater than 10 square metres; or
 - iii. any site grading or site work that changes the profile or grade of a site.
 - c. Minor development to include:
 - i. demolition of any structure;
 - ii. detached accessory building containing no livable space;
 - iii. an addition to a structure containing livable space with a gross floor area of 10 square metre or less; or,
 - iv. raised patio and decks.
 - d. Site grading - the process of adjusting the slope or elevation of the soil on a site.
 - e. Swimming pool - an artificially created basin, lined with concrete, fibreglass, vinyl or similar material, intended to contain water for the use of persons for swimming, diving, wading or other similar activity.

2. Development Restrictions:

- a. The Riverbank Slope Overlay District will be divided into two zones of development as shown on the Riverbank Slope Zone Boundaries Map No. 1.
- b. Clarify that unless stated otherwise in this District, the permitted and discretionary uses, development standards, and all other requirements in the zoning district for which the site is designated shall apply in Zone 1 and Zone 2.
- c. Note that in ground swimming pools are prohibited in Riverbank Slope Overlay District:

3. Application Requirements:

Development permit applications within the Riverbank Slope Overlay District shall be accompanied by the following:

- a. For areas identified as Zone 1 on the Riverbank Slope Zone Boundaries Map No. 1:
 - I. All major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development.
 - II. All minor development shall be accompanied by a letter from a geotechnical engineer indicating proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development.
- b. For areas identified as Zone 2 on the Riverbank Slope Zone Boundaries Map No. 1:
 - I. All major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the lot of the proposed development.
 - II. All minor development shall be accompanied by a letter from a geotechnical engineer indicating proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development.
 - III. Notwithstanding the above, site grading as well as the construction of detached accessory buildings and raised patios or decks with a gross floor area of 10 square metre or less do not require a letter from a geotechnical engineer outlining impact of the proposed development or a geotechnical report.
- c. At the discretion of the Development Officer, a geotechnical report may be requested demonstrating the appropriate FOS for the proposed development or a letter from a geotechnical engineer indicating proposed development will have a minimal risk to slope stability.

4. Geotechnical Report Requirements:

- a. Geotechnical reports shall assess all information necessary to evaluate the proposed development and shall include all pertinent hydrological, geological, and other natural or built conditions on a site, any proposed measures to avoid or mitigate hazards related to slumping, subsidence, landslides erosion or any other instability and any other information as required.

- b. Required geotechnical reports or letters shall be prepared by a professional engineer with the appropriate specialization licensed to practice in the Province of Saskatchewan, and shall demonstrate to the satisfaction of the Development Officer that the proposed development may be safely accommodated on the site as required.
- c. The Development Officer may request a peer review of any geotechnical report submitted for application.

5. Terms and Conditions of Approval

- a. The Development Officer may impose conditions of approval having considered the required geotechnical report or letter, the proposed use and the uniqueness of the Site. Conditions of approval may require:
 - i. the provision of a real property report during preliminary construction showing the location of the structure or development;
 - ii. the owner meeting recommendations of any applicable report;
 - iii. maintenance of slope stability;
 - iv. ongoing monitoring programs and related access;
 - v. storm water, drainage and erosion control measures;
 - vi. that any development be designed and constructed using materials, processes and/or techniques that will minimize slope risks or instability;
 - vii. that the owner and any current or future owner of the site enter into an indemnity agreement with the City respecting environmental risks, including but not limited to slope stability;
 - viii. the provision of a post construction certificate or report from a relevant professional confirming that the development has been located and constructed in accordance with any Site plan or report accepted by the Development Officer.
- b. No development shall have a net negative impact on the slope stability on the site in which the development is located, or on other privately or publically owned land within the vicinity.
- c. Applications for redevelopment of, or additions to, structures identified within an existing geotechnical investigation shall demonstrate, to the satisfaction of the Development Officer that the additional development can be accommodated within the scope of the original investigation.
- d. The City may note requirement of geotechnical reports on its development and building records or certificates and may disclose any conditions identified within the approval of the development.
- e. Where the provisions of the Riverbank Slope Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Riverbank Slope Overlay District shall take precedence.



RIVERBANK DEVELOPMENT CONTROLS

Engagement Plan Summary

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Background

At the May 21, 2013, City Council meeting, Councillor P. Lorje made the following inquiry:

“Will the Administration please report on procedures that could be put into place to declare the East bank of the South Saskatchewan River as a Special Designated Area so that additions to homes, new residential construction, and special landscaping would be subject to special approval prior to changes?”

In 2015, during discussion on the slope failure in the Nutana Slope area, City Council approved the ongoing monitoring and reporting on slope activity. Since that time, the City and its retained experts have been actively monitoring the slope with a focus on maintaining public safety. Administration began reviewing long term options to support safe and sustainable development for consideration in Bylaw No. 8770, The Zoning Bylaw, as permitted by the Planning and Development Act, 2017 (Act).

Section 52 (3)(h) of the Act permits the creation of a zoning bylaw to contain provisions that regulate or prohibit development on:

- a) land that is subject to flooding or subsidence;
- b) land that has slopes exceeding specified standards; and
- c) land that is adjacent to, or within, a specified distance of the bank of any natural or artificial lake, river, stream, or other body of water.

The proposed Riverbank Development Controls have been developed by a diverse team of internal experts with backgrounds in zoning, the National Building Code of Canada (2015), and civil and geotechnical engineering, using:

- a) historical geological studies of the South Saskatchewan River and surrounding area;
- b) geological assessments from City works along the east riverbank; and
- c) an evaluation of municipal practices across Canada related to slope stability and development regulations.

Engagement on the proposed Riverbank Development Controls has been conducted to receive input from impacted land owners, residence and key stakeholder groups in advance of submission to council.

Strategic Goals

This Engagement Plan supports the Strategic Goal of **Quality of Life** and **Sustainable Growth** by updating Citizens on land use controls that facilitate sustainable and safe development on slopes near the South Saskatchewan River.

City Project Team

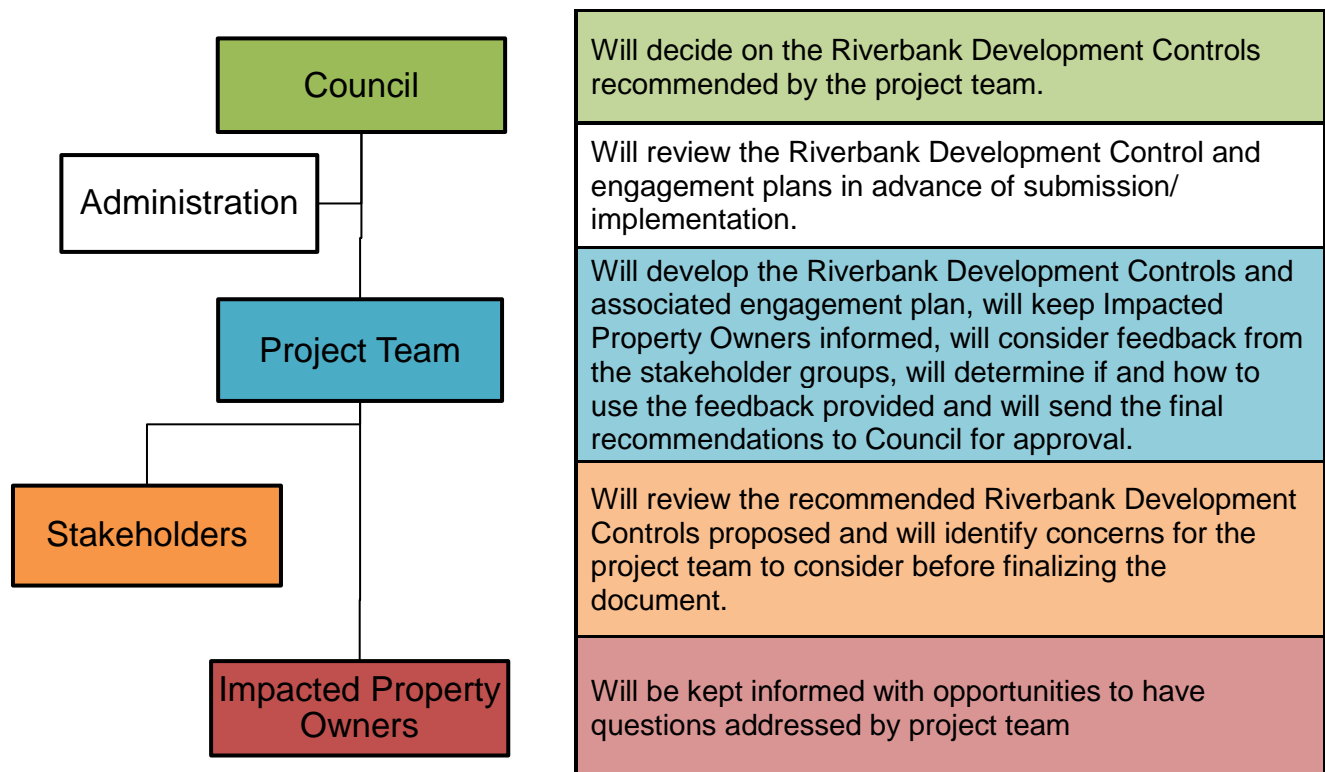
Kara Fagnou	Director, Building Standards – <i>Designated Spokesperson</i>
Lesley Anderson	Director, Planning and Development – <i>Designated Spokesperson</i>
Darryl Dawson	Manager, Development Review – <i>Designated Spokesperson</i>
Carla Blumers	Director of Communications & Public Engagement
Mark Rogstad	Manager, Media Relations

AJ McCannell	Manager, Engineering and Planning
Vanessa Pay	Geotechnical Engineer, Engineering and Planning
Cindy Yelland	Director of Legal Services
Angela Schmidt	Special Projects, Utilities & Environment
Ryan Newell	Public Engagement Consultant
Alicia Penner,	Marketing Consultant

Engagement Strategy Overview

Decision Making Process

Five levels have been identified in the decision making process for the development and approval of the Riverbank Development Controls. Applicable stakeholder groups, their role in the process and key contributions are illustrated below.



Summary of Engagement Goals

1. To **Inform** property owners/residents and key stakeholder groups of the proposed potential riverbank development control measures that may be implemented in the zoning bylaw
2. To **Consult** with property owners/residents and stakeholder groups, obtaining feedback on these potential changes.

Engagement Objectives

Based on the decision process and the goals of engagement described above, specific objectives, commitments to participants and proposed engagement components were selected.

Decision Making (level, phase, stage etc.)	Level of Participation	Commitment to Participants	Objective	Engagement Component	Start	End
Property Owner/Resident, Stakeholder Groups and General Public	Inform	We will keep you informed.	To provide the public with balanced and objective information to assist them in understanding the problems, alternatives and/or solutions.	Invitation Information Package & Engage Page Creation	June 2019	June 2019
				Webpage	prep prior to Council approval (fall 2019)	following Council approval
Special Interest Groups	Consult	We will keep you informed, listen to and acknowledge concerns and aspirations, and provide feedback on how public input influenced the decision.	To obtain public feedback on analysis, and recommendations.	Special Interest Groups Meetings x3	June/July 2019	June/July 2019
Property Owner/Resident				Property Owner/ Resident Information Meetings x3	July-August 2019	July- August 2019
Stakeholder Groups				Stakeholder Group Open House	late-July 2019	late-July 2019
Municipal Planning Commission (MPC)				MPC information package	Fall, 2019	Fall, 2019
City Council and General Public				Public Hearing	fall, 2019	fall, 2019

Engagement Components

Special Interest Groups Meetings

Small group meetings were held in June/July with Association of Consulting Engineering Companies (ACEC), the University of Saskatchewan (U of S) and the Meewasin Valley Authority (Meewasin) to discuss and request feedback on specific aspects of the project in preparation of the draft Riverbank Development Controls. These stakeholders are considered special interest groups.

The ACEC was able to review and identify any challenges that the Riverbank Development Controls pose from a geotechnical engineering and consulting perspective. They were engaged in advance of the residents and other stakeholders to identify any topics with potential to change the content of the Riverbank Development Controls prior to introduction to the public.

The U of S owns a significant portion of land along the East Riverbank that will need to be address during future development. Members of the project team meet with the U of S to inform them of the draft Riverbank Development Controls, answer questions and receive feedback or concerns that they may have related to the future development of their lands.

Meewasin is a conservation agency dedicated to conserving the cultural and natural resources of the South Saskatchewan River Valley. Members of the project team meet with Meewasin to discuss the Riverbank Development Controls and obtain feedback.

Stakeholder Group Open House

Stakeholder groups who may have an interest in the Riverbank Development Controls were invited to attend a come-and-go open house held on July 22, 2019. Stakeholder groups invited included geoscientists, engineers, architects, realtors, and construction professionals. The open house provided an opportunity for the stakeholders to engage in a discussion one on one with project team members, provide feedback and to know who to contact if they wish to further discuss Riverbank Development Controls.

Information was be shared with stakeholders through:

- Posters/displays;
- Information packages/handouts; and,
- Conversations with project team members.

Open House Invitation Package

Invitation packages were emailed to the following organizational bodies to distribute to their membership:

- Association of Professional Engineers and Geoscientists Saskatchewan (APEGS);
- Association of Consulting Engineering Companies Saskatchewan (ACEC);
- Saskatoon Regional Association of Realtors (SRAR);
- Architects Association;
- Saskatchewan Construction Association (SCA); and,
- Saskatoon and Region Homebuilder Association.

The invitation package included:

- Date and logistics;
- Frequently Asked Questions;
- Project background and purpose;
- Zone overlay map; and,
- Link to webpage.

Property Owner/Resident Information Meetings

Public information meetings were held on July 15, July 17 and August 13, 2019, to inform affected property owners and residents about the proposed riverbank development controls. The meetings provided an opportunity to learn about the proposed regulations, ask the project team questions and provide feedback in person and through comment forms. Information was shared with participants through:

- Storyboards for participants to view;
- Short presentation by the project team; and,
- A facilitated question and answer period.

Participants were provided with contact information should they have additional questions for the project team after the meeting.

Information Meeting Invitation Package

Invitation packages for the information meeting were delivered to residents and property owners in June 2019. The packages comprised of:

- Meeting logistics (date, time, location, agenda);
- Frequently Asked Questions;
- Zone Overlay Map; and,
- Link to webpage.

Municipal Planning Commission (MPC)

The Riverbank Development Controls along with resident and stakeholder feedback will be provided to the MPC for their consideration.

Public Hearing

A Public Hearing will take place when the Riverbank Development Controls are considered by Council. Affected property owners and residents will be notified of the Public Hearing date. Comments shared by the public at the Public Hearing will be summarized and provided to the project team for their records.

Webpages

An engage page was launched in June 2019 with information about project events and timelines as well as contact information for the project.

In advance of the council meeting in fall 2019, a project page will be prepared and ready to launch immediately following Council approval of the Riverbank Development Controls. This page will provide a

summary of the Riverbank Development Controls, Frequently Asked Questions, Maps of the Zones, links to permits and contact information.

What We Heard

Stakeholder Small Group Meetings and Open House

Stakeholder meetings and open house provided an opportunity to review the project and proposed regulations. No major concerns or issues were identified from these meetings.

Property Owner/Resident Information Meetings

In total, 24 property owners and residents attended the three information meetings. Councillor Block and Councillor Loewen attended the meetings. The following is a summary of topics discussed at the public information meetings:

- Existing conditions with the Nutana slope area;
 - Has there been recent movement of the Nutana slope area? (Response – there has been insignificant movement recorded)
 - What is current level of groundwater? (Response – groundwater levels have been decreasing since 2012)
 - Will there be ongoing monitoring of slope? (Response – yes, monitoring of slope will continue)
 - How is City proposing to deal with services in lane? (Response – no changes are proposed)
 - Comments that the City has not heard concerns of residents.
- Questions and discussion on research and past geotechnical work;
 - Why are zones 30 metres from top of bank? (Response – based on best practices and research of other jurisdictions)
- Cost and purpose of geotechnical reports;
 - Why would there be a need for a geotechnical report for a detached garage? (Response – need to understand impact of development on the riverbank)
 - Will City pay for the geotechnical report (Response – no, developer or property owner would be responsible for cost)
 - Concern about the cost of a geotechnical report expressed.
- Differences between the two proposed zones;
 - Why are proposed regulations in Zone 1 more restrictive than Zone 2 (Response – topography is different between two areas, requiring different regulations)
- Impact of civic infrastructure on slope stability (such as leaking water lines);
 - Do water main breaks or leaking pipes contribute to slope failure? (Response – working on project for testing lines, sanitary sewer lines are lined)
- Why certain developments are not permitted;
 - Why are in ground swimming pools specifically not allowed? (Response – In ground swimming pools could leak and would go undetected)
 - What is impact of underground sprinklers (Response – excess watering can have impact, will be working on providing educational material)
- Concerns about recent construction and road weight restrictions.
 - Large vehicles using roads that are noted as having weight restriction (Response – this will be passed onto appropriate group for information and follow up).
 - Does snow load have an impact (Response – snow load does not have significant impact)

November 7, 2019

City Clerk

Dear City Clerk:

**Re: Official Community Plan Bylaw No. 8769 and Zoning Bylaw No. 8770 Text
and Map Amendment – Riverbank Development Control
[File No. CK 4350-019-003]**

The Municipal Planning Commission, at its meeting held on October 29, 2019, considered a report of the General Manager, Community Services Department dated October 29, 2019, on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendment to Bylaw No. 8769, the Official Community Plan and Bylaw No. 8770, the Zoning Bylaw, providing policy and regulations in the form of an overlay zoning district to regulate development of specific sites adjacent to the South Saskatchewan River, be approved.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission



OFFICIAL COMMUNITY PLAN NOTICE

PROPOSED AMENDMENT TO THE OFFICIAL COMMUNITY PLAN – BYLAW NO. 9654

Saskatoon City Council will consider an amendment to the Official Community Plan, Bylaw (No. 8769). By way of Bylaw No. 9654, The Official Community Plan Amendment Bylaw, 2019 (No. 6) the Official Community Plan will be amended to add a new section that will provide objectives and policies specific to the management of lands that are subject to slumping and slope instability. The policies will provide for reasonable development in the defined area while maintaining the integrity of the riverbank. Policies will identify that the tool for implementation will be an overlay zoning district that will define the area and contain the additional development standards required for development.

REASON FOR THE AMENDMENT – The proposed amendment to the Official Community Plan will provide policy for the management of lands that are subject to slumping and slope instability. Policies will accommodate reasonable development in the area while maintaining the integrity of the riverbank.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan, Zoning Bylaw and Zoning Map may be directed to the following without charge:
Community Services Department, Planning and Development
Phone: 306-975-2645 (Darryl Dawson)

PUBLIC HEARING – Please note that the Public Hearing date has been revised from the November 2, 2019 advertisement - City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on Monday, December 16, 2019 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by 10:00 a.m. on December 16, 2019 will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9655

The Zoning Amendment Bylaw, 2019 (No. 20)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2019 (No. 20)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to create a Riverbank Slope Overlay District that will apply regulations, in addition to the requirements in the zoning district for which the site is designated, to properties along the riverbank of the South Saskatchewan River which may be subject to slumping or slope instability.


Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.


New Section 14.6

4. Section 14.6 as shown on Appendix “A” is added after Section 14.5.

Riverbank Slope Overlay District – Zone 1 Lands

5. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by applying the Riverbank Slope Overlay District regulations to the lands described in Appendix “B” and shown as  on the Riverbank Slope Zone Boundaries Map.

Riverbank Slope Overlay District – Zone 2 Lands

6. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by applying the Riverbank Slope Overlay District regulations to the lands described in Appendix “C” and shown as  on the Riverbank Slope Zone Boundaries Map.

Coming Into Force

8. This Bylaw shall come into force upon the approval of Bylaw No. 9654, *The Official Community Plan Amendment Bylaw, 2019 (No. 6)* by the Ministry of Government Relations.

Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor _____

City Clerk

Appendix “A”

14.6 Riverbank Slope Overlay District

14.6.1 Purpose

The purpose of the Riverbank Slope Overlay District is to apply appropriate development standards and regulations to avoid or minimize potential impacts of slope instability and subsidence on development, and to prevent injury and minimize property damage related to publicly and privately owned properties adjacent to the South Saskatchewan River.

14.6.2 Definitions

For the purpose of the Riverbank Slope Overlay District:

- (1) “Factor of Safety (FOS)” means the measurement of the degree of stability of a slope. It is the ratio of forces resisting land sliding to the forces causing land sliding. A slope is considered unstable when it has a FOS of less than 1.0. The FOS that a slope is designed to can vary depending on the ground conditions of the slope, land use and previous instability. A FOS of 1.5 is considered acceptable for a permanent structure constructed on or close to a slope.
- (2) “major development” means:
 - (i) any new structure containing livable space;
 - (ii) an addition to a structure containing livable space with a gross floor area that is greater than 10 square metres; or,
 - (iii) any site grading or site work that changes the profile or grade of a site.
- (3) “minor development” means development the Development Officer does not consider major development and may include:
 - (i) demolition of any structure;
 - (ii) detached accessory building containing no livable space;
 - (iii) an addition to a structure containing livable space with a gross floor area of 10 square metres or less; or,

- (iv) patios and decks.
- (4) “site grading” means the process of adjusting the slope or elevation of the soil on a site.
- (5) “swimming pool” means an artificially created basin, lined with concrete, fibreglass, vinyl or similar material, intended to contain water for the use of persons for swimming, diving, wading or other similar activity, which is at least 600 millimetres in depth.

14.6.3 Development Restrictions

- (1) The Riverbank Slope Overlay District is divided into two zones of development as shown on the Riverbank Slope Zone Boundaries Map.
- (2) Unless stated otherwise in this District, the permitted and discretionary uses, development standards, and all other requirements in the zoning district for which the site is designated shall apply in Zone 1 and Zone 2.
- (3) Inground swimming pools are prohibited in the Riverbank Slope Overlay District.

14.6.4 Application Requirements

- (1) Requirements for development permit applications within the Riverbank Slope Overlay District are as follows:
 - (a) For areas identified as Zone 1 on the Riverbank Slope Zone Boundaries Map:
 - (i) all major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development;
 - (ii) all minor development shall be accompanied by a letter from a geotechnical engineer outlining how the proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development.
 - (b) For areas identified as Zone 2 on the Riverbank Slope Zone Boundaries Map:

- (i) all major development shall be accompanied by a geotechnical report demonstrating a FOS of 1.5 for the proposed development;
- (ii) all minor development shall be accompanied by a letter from a geotechnical engineer outlining how the proposed development will have a minimal risk to slope stability or a geotechnical report demonstrating a FOS of 1.3 for the proposed development;
- (iii) Notwithstanding subsections (i) and (ii), site grading as well as detached accessory buildings with a gross floor area of 10 square metres or less and raised patios or decks with a gross floor area of 10 square metres or less do not require a letter from a geotechnical engineer or a geotechnical report.

14.6.5 Geotechnical Requirements

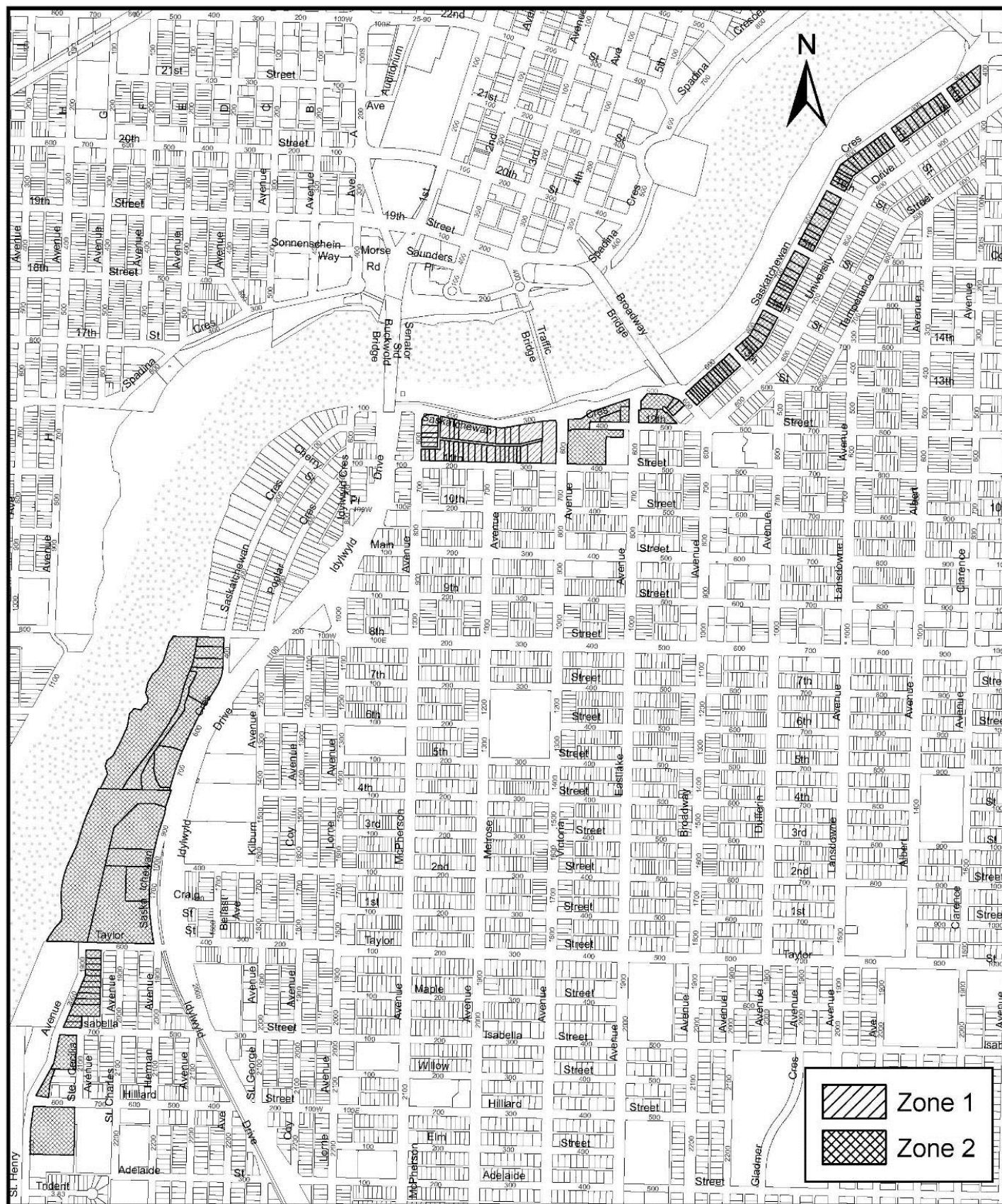
- (1) Geotechnical reports shall assess all information necessary to evaluate the proposed development and shall include all pertinent hydrological, geological, and other natural or built conditions on a site, any proposed measures to avoid or mitigate hazards related to slumping, subsidence, landslides erosion or any other instability and any other information as required.
- (2) Geotechnical reports or letters shall be prepared by a professional engineer with the appropriate specialization licensed to practice in the Province of Saskatchewan, and shall demonstrate that the proposed development may be safely accommodated on the site as required.

14.6.6 Terms and Conditions of Approval

- (1) The Development Officer may impose conditions of approval for a development having considered the geotechnical report or letter. Conditions of approval may include:
 - (a) the provision of a real property report during preliminary construction showing the location of the structure or development;
 - (b) maintenance of the slope;
 - (c) ongoing monitoring programs and related access;
 - (d) storm water, drainage and erosion control measures;

- (e) that any development be designed and constructed using materials, processes and/or techniques that will minimize slope risks or instability;
 - (f) that the owner and any current or future owner of the site enter into an indemnity agreement with the City respecting environmental risks, including slope stability;
 - (g) the provision of a post construction certificate or report from a relevant professional confirming that the development has been located and constructed in accordance with any site plan or report accepted by the Development Officer.
- (2) No development shall have a net negative impact on the slope stability on the site in which the development is located, or on other privately or publically owned land within the vicinity.
- (3) Applications for redevelopment of, or additions to, structures identified within an existing geotechnical report shall demonstrate, to the satisfaction of the Development Officer that the additional development can be accommodated within the scope of the original report.
- (4) The City may note in its development and building records any conditions identified within the approval of the development and may disclose these conditions.
- (5) When the provisions of the Riverbank Slope Overlay District are in conflict with the regulations of the zoning district applicable to a site, the provisions of the Riverbank Slope Overlay District shall take precedence.

Riverbank Slope Zone Boundaries Map



Appendix “B”

No.	Civic Address	Parcel Number	Legal Land Description
1	200 Saskatchewan Crescent East	144934285	Unit 1 in Condo Plan 94S21338 in Condominium Parcel No. 144934285
2	202 Saskatchewan Crescent East	144934285	Unit 2 in Condo Plan 94S21338 in Condominium Parcel No. 144934285
3	204 Saskatchewan Crescent East	144934285	Unit 3 in Condo Plan 94S21338 in Condominium Parcel No. 144934285
4	206 Saskatchewan Crescent East	144934285	Unit 4 in Condo Plan 94S21338 in Condominium Parcel No. 144934285
5	101 - 208 Saskatchewan Crescent East	164234437	Unit 1 in Condo Plan 101962313 in Condominium Parcel No. 164234437
6	102 - 208 Saskatchewan Crescent East	164234437	Unit 2 in Condo Plan 101962313 in Condominium Parcel No. 164234437
7	103 - 208 Saskatchewan Crescent East	164234437	Unit 3 in Condo Plan 101962313 in Condominium Parcel No. 164234437
8	104 - 208 Saskatchewan Crescent East	164234437	Unit 4 in Condo Plan 101962313 in Condominium Parcel No. 164234437
9	105 - 208 Saskatchewan Crescent East	164234437	Unit 5 in Condo Plan 101962313 in Condominium Parcel No. 164234437
10	106 - 208 Saskatchewan Crescent East	164234437	Unit 6 in Condo Plan 101962313 in Condominium Parcel No. 164234437
11	107 - 208 Saskatchewan Crescent East	164234437	Unit 7 in Condo Plan 101962313 in Condominium Parcel No. 164234437
12	108 - 208 Saskatchewan Crescent East	164234437	Unit 8 in Condo Plan 101962313 in Condominium Parcel No. 164234437
13	201 - 208 Saskatchewan Crescent East	164234437	Unit 9 in Condo Plan 101962313 in Condominium Parcel No. 164234437
14	202 - 208 Saskatchewan Crescent East	164234437	Unit 10 in Condo Plan 101962313 in Condominium Parcel No. 164234437
15	203 - 208 Saskatchewan Crescent East	164423437	Unit 11 in Condo Plan 101962313 in Condominium Parcel No. 164234437
16	204 - 208 Saskatchewan Crescent East	164423437	Unit 12 in Condo Plan 101962313 in Condominium Parcel No. 164234437
17	205 - 208 Saskatchewan Crescent East	164423437	Unit 13 in Condo Plan 101962313 in Condominium Parcel No. 164234437
18	206 - 208 Saskatchewan Crescent East	164423437	Unit 14 in Condo Plan 101962313 in Condominium Parcel No. 164234437
19	207 - 208 Saskatchewan Crescent East	164423437	Unit 15 in Condo Plan 101962313 in Condominium Parcel No. 164234437

No.	Civic Address	Parcel Number	Legal Land Description
20	208 - 208 Saskatchewan Crescent East	164423437	Unit 16 in Condo Plan 101962313 in Condominium Parcel No. 164234437
21	301 - 208 Saskatchewan Crescent East	164423437	Unit 17 in Condo Plan 101962313 in Condominium Parcel No. 164234437
22	302 - 208 Saskatchewan Crescent East	164423437	Unit 18 in Condo Plan 101962313 in Condominium Parcel No. 164234437
23	303 - 208 Saskatchewan Crescent East	164423437	Unit 19 in Condo Plan 101962313 in Condominium Parcel No. 164234437
24	304 - 208 Saskatchewan Crescent East	164423437	Unit 20 in Condo Plan 101962313 in Condominium Parcel No. 164234437
25	305 - 208 Saskatchewan Crescent East	164423437	Unit 21 in Condo Plan 101962313 in Condominium Parcel No. 164234437
26	306 - 208 Saskatchewan Crescent East	164423437	Unit 22 in Condo Plan 101962313 in Condominium Parcel No. 164234437
27	307 - 208 Saskatchewan Crescent East	164423437	Unit 23 in Condo Plan 101962313 in Condominium Parcel No. 164234437
28	308 - 208 Saskatchewan Crescent East	164423437	Unit 24 in Condo Plan 101962313 in Condominium Parcel No. 164234437
29	212 Saskatchewan Crescent East	145146506	Blk/Par 42-Plan K510 Ext 0, As described on Certificate of Title 78S02623
30	214 Saskatchewan Crescent East	145146483	Blk/Par 41-Plan K510 Ext 0, As described on Certificate of Title 78S22839
31	101 - 222 Saskatchewan Crescent East	120619470	Unit 1 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
32	102 - 222 Saskatchewan Crescent East	120619470	Unit 2 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
33	103 - 222 Saskatchewan Crescent East	120619470	Unit 3 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
34	105 - 222 Saskatchewan Crescent East	120619470	Unit 4 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
35	106 - 222 Saskatchewan Crescent East	120619470	Unit 5 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
36	107 - 222 Saskatchewan Crescent East	120619470	Unit 6 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
37	201 - 222 Saskatchewan Crescent East	120619470	Unit 7 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
38	202 - 222 Saskatchewan Crescent East	120619470	Unit 8 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
39	203 - 222 Saskatchewan Crescent East	120619470	Unit 9 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
40	204 - 222 Saskatchewan Crescent East	120619470	Unit 10 in Condo Plan 84S51499 in Condominium Parcel No. 120619470

No.	Civic Address	Parcel Number	Legal Land Description
41	205 - 222 Saskatchewan Crescent East	120619470	Unit 11 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
42	206 - 222 Saskatchewan Crescent East	120619470	Unit 12 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
43	207 - 222 Saskatchewan Crescent East	120619470	Unit 13 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
44	301 - 222 Saskatchewan Crescent East	120619470	Unit 14 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
45	302 - 222 Saskatchewan Crescent East	120619470	Unit 15 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
46	303 - 222 Saskatchewan Crescent East	120619470	Unit 16 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
47	304 - 222 Saskatchewan Crescent East	120619470	Unit 17 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
48	305 - 222 Saskatchewan Crescent East	120619470	Unit 18 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
49	306 - 222 Saskatchewan Crescent East	120619470	Unit 19 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
50	307 - 222 Saskatchewan Crescent East	120619470	Unit 20 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
51	401 - 222 Saskatchewan Crescent East	120619470	Unit 21 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
52	402 - 222 Saskatchewan Crescent East	120619470	Unit 22 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
53	403 - 222 Saskatchewan Crescent East	120619470	Unit 23 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
54	404 - 222 Saskatchewan Crescent East	120619470	Unit 24 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
55	405 - 222 Saskatchewan Crescent East	120619470	Unit 25 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
56	406 - 222 Saskatchewan Crescent East	120619470	Unit 26 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
57	407 - 222 Saskatchewan Crescent East	120619470	Unit 27 in Condo Plan 84S51499 in Condominium Parcel No. 120619470
58	202 - 230 Saskatchewan Crescent East	136174989	Unit 2 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
59	204 - 230 Saskatchewan Crescent East	136174989	Unit 1 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
60	302 - 230 Saskatchewan Crescent East	136174989	Unit 4 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
61	304 - 230 Saskatchewan Crescent East	136174989	Unit 3 in Condo Plan 82S00388 in Condominium Parcel No. 136174989

No.	Civic Address	Parcel Number	Legal Land Description
62	402 - 230 Saskatchewan Crescent East	136174989	Unit 6 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
63	404 - 230 Saskatchewan Crescent East	136174989	Unit 5 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
64	502 - 230 Saskatchewan Crescent East	136174989	Unit 8 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
65	504 - 230 Saskatchewan Crescent East	136174989	Unit 7 in Condo Plan 82S00388 in Condominium Parcel No. 136174989
66	306 Saskatchewan Crescent East	145083719	Lot 1-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 01SA00109
		145083731	Lot 2-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 01SA00109
		145083753	Lot 3-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 01SA00109
67	310 Saskatchewan Crescent East	120137958	Lot 4-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 99SA25323
		120137969	Lot 5-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 99SA25323
68	316 Saskatchewan Crescent East	120137970	Lot 6-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 99SA16606
		120137981	Lot 7-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 99SA16606
		120137992	Lot 8-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 99SA16606
69	328 Saskatchewan Crescent East	120138005	Lot 10-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120138016	Lot 11-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120138027	Lot 12-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120138038	Lot 13-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120138049	Lot 14-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120138050	Lot 16-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789A
		120319848	Lot 9-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789
		120319859	Lot 15-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 96S48789A
70	606 Victoria Avenue	120137925	Lot 18-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 88S06324

No.	Civic Address	Parcel Number	Legal Land Description
		120138061	Lot S-Blk/Par B-Plan F2926 Ext 0, As described on Certificate of Title 88S06322
		120138072	Lot R-Blk/Par B-Plan F2926 Ext 0, As described on Certificate of Title 88S06322
		120138184	Lot 17-Blk/Par B-Plan A7252 Ext 0, As described on Certificate of Title 88S06323
71	201 11th Street East	131686342	Blk/Par E-Plan 102075050 Ext 166, As described on Certificate of Title 97S23477, description 166
72	203 11th Street East	131686353	Blk/Par A-Plan G328 Ext 174, As described on Certificate of Title 97S28191, description 174
		131686364	Blk/Par F-Plan 102075061 Ext 175, As described on Certificate of Title 97S28191, description 175
73	207 11th Street East	131794847	Blk/Par B-Plan G328 Ext 163, As described on Certificate of Title 97S41624, description 163
		131794858	Blk/Par C-Plan G328 Ext 0, As described on Certificate of Title 97S41624
74	211 11th Street East	144933666	Blk/Par D-Plan G328 Ext 0, As described on Certificate of Title 86S30673
		145146247	Blk/Par 21-Plan K510 Ext 0, As described on Certificate of Title 00SA00796
75	215 11th Street East	145146258	Blk/Par 22-Plan K510 Ext 0, As described on Certificate of Title 93S26193
76	219 11th Street East	145146269	Blk/Par 23-Plan K510 Ext 0, As described on Certificate of Title 88S21928
77	221 11th Street East	120824715	Blk/Par 24-Plan K510 Ext 0, As described on Certificate of Title 89S44197
78	225 11th Street East	145146270	Blk/Par 25-Plan K510 Ext 0, As described on Certificate of Title 99SA37617
79	229 11th Street East	145146281	Blk/Par 26-Plan K510 Ext 0, As described on Certificate of Title 99SA13381
		145146292	Blk/Par 27-Plan K510 Ext 16, As described on Certificate of Title 99SA13381, description 16
80	231 11th Street East	145146304	Blk/Par 48-Plan 101457873 Ext 17, As described on Certificate of Title 98SA14789, description 17
		145146315	Blk/Par 28-Plan K510 Ext 18, As described on Certificate of Title 98SA14789, description 18
81	233 11th Street East	145146326	Blk/Par 29-Plan K510 Ext 19, As described on Certificate of Title 99SA22020A, description 19
		145146337	Blk/Par 49-Plan 101457884 Ext 20, As described on Certificate of Title 99SA22020, description 20
		145146348	Blk/Par 50-Plan 101457884 Ext 21, As described on Certificate of Title 99SA22020, description 21

No.	Civic Address	Parcel Number	Legal Land Description
82	239 11th Street East	145146359	Blk/Par 30-Plan K510 Ext 0, As described on Certificate of Title 99SA11133
83	241 11th Street East	145146360	Blk/Par 31-Plan K510 Ext 0, As described on Certificate of Title 99SA24984
		145146371	Blk/Par 32-Plan K510 Ext 0, As described on Certificate of Title 99SA24984
84	303 11th Street East	120138140	Lot 1-Blk/Par 576-Plan 65S07271 Ext 0, As described on Certificate of Title 83S16596
85	305 11th Street East	120138139	Lot 2-Blk/Par 576-Plan 65S07271 Ext 0, As described on Certificate of Title 96S51946(1)
86	307 11th Street East	120138128	Lot 3-Blk/Par 576-Plan 65S07271 Ext 0, As described on Certificate of Title 92S37483
87	309 11th Street East	120138117	Lot 4-Blk/Par 576-Plan 65S07271 Ext 0, As described on Certificate of Title 00SA31934
88	311 11th Street East	164230422	Lot 5A-Blk/Par 576-Plan 101962548 Ext 0
89	313 11th Street East	164230433	Lot 5B-Blk/Par 576-Plan 101962548 Ext 0
90	315 11th Street East	131633973	Lot N-Blk/Par B-Plan F2926 Ext 0, As described on Certificate of Title 00SA04410
91	327 11th Street East	136157991	Lot O-Blk/Par B-Plan F2926 Ext 0, As described on Certificate of Title 96S48789B
		136158004	Lot P-Blk/Par B-Plan F2926 Ext 0, As described on Certificate of Title 98SA36639
92	613 McPherson Avenue	145146203	Blk/Par 47-Plan 101457761 Ext 14, As described on Certificate of Title 92S22259, description 14
		145146214	Blk/Par 14-Plan K510 Ext 0, As described on Certificate of Title 92S22259
93	617 McPherson Avenue	145146225	Blk/Par 15-Plan K510 Ext 0, As described on Certificate of Title 99SA24642
94	619 McPherson Avenue	131966208	Blk/Par 16-Plan K510 Ext 0, As described on Certificate of Title 96S22020
95	621 McPherson Avenue	145146236	Blk/Par 17-Plan K510 Ext 0, As described on Certificate of Title 92S46927

Appendix “C”

No.	Civic Address	Parcel Number	Legal Land Description
1	1901 St. Henry Avenue	144949865	Lot 12-Plan G259 Ext 0, As described on Certificate of Title 95S20756
2	1905 St. Henry Avenue	144949854	Lot 11-Plan G259 Ext 0, As described on Certificate of Title 90S47889
3	1909 St. Henry Avenue	144949843	Lot 10-Plan G259 Ext 0, As described on Certificate of Title 83S08238
4	1911 St. Henry Avenue	144949832	Lot 9-Plan G259 Ext 0, As described on Certificate of Title 78S40333
5	1915 St. Henry Avenue	144949821	Lot 8-Plan G259 Ext 0, As described on Certificate of Title 96S22933H
6	1919 St. Henry Avenue	144949810	Lot 7-Plan G259 Ext 0, As described on Certificate of Title 72S11708
7	2001 St. Henry Avenue	144949809	Lot 6-Plan G259 Ext 0, As described on Certificate of Title 83S40040
8	2005 St. Henry Avenue	144949797	Lot 5-Plan G259 Ext 0, As described on Certificate of Title 84S20387
9	2009 St. Henry Avenue	144949786	Lot 4-Plan G259 Ext 0, As described on Certificate of Title 94S24850
10	2011 St. Henry Avenue	144949764	Lot 2-Plan G259 Ext 0, As described on Certificate of Title 02SA10711
		144949775	Lot 3-Plan G259 Ext 0, As described on Certificate of Title 02SA10711
11	2017 St. Henry Avenue	119930159	Lot A-Blk/Par 27-Plan 73S27086 Ext 0, As described on Certificate of Title 74S14665
12	2021 St. Henry Avenue	119930148	Lot B-Blk/Par 27-Plan 73S27086 Ext 0, As described on Certificate of Title 74S10858
13	2200 St. Henry Avenue	119923094	Blk/Par 1-Plan 72S08530 Ext 0, As described on Certificate of Title 94S22241
		119923106	Blk/Par Y-Plan 64S15658 Ext 0, As described on Certificate of Title 92S04772
14	1 - 2106 Ste Cecilia Avenue	164136821	Unit 1 in Condo Plan 101954730 in Condominium Parcel No. 164136821
15	2 - 2106 Ste Cecilia Avenue	164136821	Unit 2 in Condo Plan 101954730 in Condominium Parcel No. 164136821
16	3 - 2106 Ste Cecilia Avenue	164136821	Unit 3 in Condo Plan 101954730 in Condominium Parcel No. 164136821
17	4 - 2106 Ste Cecilia Avenue	164136821	Unit 4 in Condo Plan 101954730 in Condominium Parcel No. 164136821
18	5 - 2106 Ste Cecilia Avenue	164136821	Unit 5 in Condo Plan 101954730 in Condominium Parcel No. 164136821

No.	Civic Address	Parcel Number	Legal Land Description
19	6 - 2106 Ste Cecilia Avenue	164136821	Unit 6 in Condo Plan 101954730 in Condominium Parcel No. 164136821
20	7 - 2106 Ste Cecilia Avenue	164136821	Unit 7 in Condo Plan 101954730 in Condominium Parcel No. 164136821
21	8 - 2106 Ste Cecilia Avenue	164136821	Unit 8 in Condo Plan 101954730 in Condominium Parcel No. 164136821
22	9 - 2106 Ste Cecilia Avenue	164136821	Unit 9 in Condo Plan 101954730 in Condominium Parcel No. 164136821
23	10 - 2106 Ste Cecilia Avenue	164136821	Unit 10 in Condo Plan 101954730 in Condominium Parcel No. 164136821
24	11 - 2106 Ste Cecilia Avenue	164136821	Unit 11 in Condo Plan 101954730 in Condominium Parcel No. 164136821
25	12 - 2106 Ste Cecilia Avenue	164136821	Unit 12 in Condo Plan 101954730 in Condominium Parcel No. 164136821
26	13 - 2106 Ste Cecilia Avenue	164136821	Unit 13 in Condo Plan 101954730 in Condominium Parcel No. 164136821
27	14 - 2106 Ste Cecilia Avenue	164136821	Unit 14 in Condo Plan 101954730 in Condominium Parcel No. 164136821
28	15 - 2106 Ste Cecilia Avenue	164136821	Unit 15 in Condo Plan 101954730 in Condominium Parcel No. 164136821
29	16 - 2106 Ste Cecilia Avenue	164136821	Unit 16 in Condo Plan 101954730 in Condominium Parcel No. 164136821
30	17 - 2106 Ste Cecilia Avenue	164136821	Unit 17 in Condo Plan 101954730 in Condominium Parcel No. 164136821
31	18 - 2106 Ste Cecilia Avenue	164136821	Unit 18 in Condo Plan 101954730 in Condominium Parcel No. 164136821
32	1 - 2112 St. Ste Cecilia Avenue	164136821	Unit 19 in Condo Plan 101954730 in Condominium Parcel No. 164136821
33	2 - 2112 St. Ste Cecilia Avenue	164136821	Unit 20 in Condo Plan 101954730 in Condominium Parcel No. 164136821
34	3 - 2112 St. Ste Cecilia Avenue	164136821	Unit 21 in Condo Plan 101954730 in Condominium Parcel No. 164136821
35	4 - 2112 St. Ste Cecilia Avenue	164136821	Unit 22 in Condo Plan 101954730 in Condominium Parcel No. 164136821
36	5 - 2112 St. Ste Cecilia Avenue	164136821	Unit 23 in Condo Plan 101954730 in Condominium Parcel No. 164136821
37	6 - 2112 St. Ste Cecilia Avenue	164136821	Unit 24 in Condo Plan 101954730 in Condominium Parcel No. 164136821
38	7 - 2112 St. Ste Cecilia Avenue	164136821	Unit 25 in Condo Plan 101954730 in Condominium Parcel No. 164136821
39	8 - 2112 St. Ste Cecilia Avenue	164136821	Unit 26 in Condo Plan 101954730 in Condominium Parcel No. 164136821

No.	Civic Address	Parcel Number	Legal Land Description
40	9 - 2112 St. Ste Cecilia Avenue	164136821	Unit 27 in Condo Plan 101954730 in Condominium Parcel No. 164136821
41	10 - 2112 St. Ste Cecilia Avenue	164136821	Unit 28 in Condo Plan 101954730 in Condominium Parcel No. 164136821
42	11 - 2112 St. Ste Cecilia Avenue	164136821	Unit 29 in Condo Plan 101954730 in Condominium Parcel No. 164136821
43	12 - 2112 St. Ste Cecilia Avenue	164136821	Unit 30 in Condo Plan 101954730 in Condominium Parcel No. 164136821
44	13 - 2112 St. Ste Cecilia Avenue	164136821	Unit 31 in Condo Plan 101954730 in Condominium Parcel No. 164136821
45	14 - 2112 St. Ste Cecilia Avenue	164136821	Unit 32 in Condo Plan 101954730 in Condominium Parcel No. 164136821
46	15 - 2112 St. Ste Cecilia Avenue	164136821	Unit 33 in Condo Plan 101954730 in Condominium Parcel No. 164136821
47	16 - 2112 St. Ste Cecilia Avenue	164136821	Unit 34 in Condo Plan 101954730 in Condominium Parcel No. 164136821
48	17 - 2112 St. Ste Cecilia Avenue	164136821	Unit 35 in Condo Plan 101954730 in Condominium Parcel No. 164136821
49	18 - 2112 St. Ste Cecilia Avenue	164136821	Unit 36 in Condo Plan 101954730 in Condominium Parcel No. 164136821
50	19 - 2112 St. Ste Cecilia Avenue	164136821	Unit 37 in Condo Plan 101954730 in Condominium Parcel No. 164136821
51	20 - 2112 St. Ste Cecilia Avenue	164136821	Unit 38 in Condo Plan 101954730 in Condominium Parcel No. 164136821
52	21 - 2112 St. Ste Cecilia Avenue	164136821	Unit 39 in Condo Plan 101954730 in Condominium Parcel No. 164136821
53	22 - 2112 St. Ste Cecilia Avenue	164136821	Unit 40 in Condo Plan 101954730 in Condominium Parcel No. 164136821
54	23 - 2112 St. Ste Cecilia Avenue	164136821	Unit 41 in Condo Plan 101954730 in Condominium Parcel No. 164136821
55	24 - 2112 St. Ste Cecilia Avenue	164136821	Unit 42 in Condo Plan 101954730 in Condominium Parcel No. 164136821
56	403 Saskatchewan Crescent West	120301625	Lot 1-Blk/Par 102-Plan 98SA32105 Ext 0, As described on Certificate of Title 00SA05121
57	411 Saskatchewan Crescent West	120301614	Lot 2-Blk/Par 102-Plan 98SA32105 Ext 0, As described on Certificate of Title 98SA35104
58	419 Saskatchewan Crescent West	120301636	Lot 3-Blk/Par 102-Plan 98SA32105 Ext 0, As described on Certificate of Title 98SA32105B
59	101 - 615 Saskatchewan Crescent West	154074416	Unit 1 in Condo Plan 101862008 in Condominium Parcel No. 154074416
60	102 - 615 Saskatchewan Crescent West	154074416	Unit 2 in Condo Plan 101862008 in Condominium Parcel No. 154074416

No.	Civic Address	Parcel Number	Legal Land Description
61	103 - 615 Saskatchewan Crescent West	154074416	Unit 3 in Condo Plan 101862008 in Condominium Parcel No. 154074416
62	104 - 615 Saskatchewan Crescent West	154074416	Unit 4 in Condo Plan 101862008 in Condominium Parcel No. 154074416
63	105 - 615 Saskatchewan Crescent West	154074416	Unit 5 in Condo Plan 101862008 in Condominium Parcel No. 154074416
64	106 - 615 Saskatchewan Crescent West	154074416	Unit 6 in Condo Plan 101862008 in Condominium Parcel No. 154074416
65	107 - 615 Saskatchewan Crescent West	154074416	Unit 7 in Condo Plan 101862008 in Condominium Parcel No. 154074416
66	108 - 615 Saskatchewan Crescent West	154074416	Unit 8 in Condo Plan 101862008 in Condominium Parcel No. 154074416
67	109 - 615 Saskatchewan Crescent West	154074416	Unit 9 in Condo Plan 101862008 in Condominium Parcel No. 154074416
68	201 - 615 Saskatchewan Crescent West	154074416	Unit 10 in Condo Plan 101862008 in Condominium Parcel No. 154074416
69	202 - 615 Saskatchewan Crescent West	154074416	Unit 11 in Condo Plan 101862008 in Condominium Parcel No. 154074416
70	203 - 615 Saskatchewan Crescent West	154074416	Unit 12 in Condo Plan 101862008 in Condominium Parcel No. 154074416
71	204 - 615 Saskatchewan Crescent West	154074416	Unit 13 in Condo Plan 101862008 in Condominium Parcel No. 154074416
72	205 - 615 Saskatchewan Crescent West	154074416	Unit 14 in Condo Plan 101862008 in Condominium Parcel No. 154074416
73	206 - 615 Saskatchewan Crescent West	154074416	Unit 15 in Condo Plan 101862008 in Condominium Parcel No. 154074416
74	207 - 615 Saskatchewan Crescent West	154074416	Unit 16 in Condo Plan 101862008 in Condominium Parcel No. 154074416
75	208 - 615 Saskatchewan Crescent West	154074416	Unit 17 in Condo Plan 101862008 in Condominium Parcel No. 154074416
76	209 - 615 Saskatchewan Crescent West	154074416	Unit 18 in Condo Plan 101862008 in Condominium Parcel No. 154074416
77	301 - 615 Saskatchewan Crescent West	154074416	Unit 19 in Condo Plan 101862008 in Condominium Parcel No. 154074416
78	302 - 615 Saskatchewan Crescent West	154074416	Unit 20 in Condo Plan 101862008 in Condominium Parcel No. 154074416
79	303 - 615 Saskatchewan Crescent West	154074416	Unit 21 in Condo Plan 101862008 in Condominium Parcel No. 154074416
80	304 - 615 Saskatchewan Crescent West	154074416	Unit 22 in Condo Plan 101862008 in Condominium Parcel No. 154074416
81	305 - 615 Saskatchewan Crescent West	154074416	Unit 23 in Condo Plan 101862008 in Condominium Parcel No. 154074416

No.	Civic Address	Parcel Number	Legal Land Description
82	306 - 615 Saskatchewan Crescent West	154074416	Unit 24 in Condo Plan 101862008 in Condominium Parcel No. 154074416
83	307 - 615 Saskatchewan Crescent West	154074416	Unit 25 in Condo Plan 101862008 in Condominium Parcel No. 154074416
84	401 - 615 Saskatchewan Crescent West	154074416	Unit 26 in Condo Plan 101862008 in Condominium Parcel No. 154074416
85	402 - 615 Saskatchewan Crescent West	154074416	Unit 27 in Condo Plan 101862008 in Condominium Parcel No. 154074416
86	403 - 615 Saskatchewan Crescent West	154074416	Unit 28 in Condo Plan 101862008 in Condominium Parcel No. 154074416
87	404 - 615 Saskatchewan Crescent West	154074416	Unit 29 in Condo Plan 101862008 in Condominium Parcel No. 154074416
88	405 - 615 Saskatchewan Crescent West	154074416	Unit 30 in Condo Plan 101862008 in Condominium Parcel No. 154074416
89	111 - 619 Saskatchewan Crescent West	154074416	Unit 31 in Condo Plan 101862008 in Condominium Parcel No. 154074416
90	112 - 619 Saskatchewan Crescent West	154074416	Unit 32 in Condo Plan 101862008 in Condominium Parcel No. 154074416
91	114 - 619 Saskatchewan Crescent West	154074416	Unit 33 in Condo Plan 101862008 in Condominium Parcel No. 154074416
92	115 - 619 Saskatchewan Crescent West	154074416	Unit 34 in Condo Plan 101862008 in Condominium Parcel No. 154074416
93	116 - 619 Saskatchewan Crescent West	154074416	Unit 35 in Condo Plan 101862008 in Condominium Parcel No. 154074416
94	117 - 619 Saskatchewan Crescent West	154074416	Unit 36 in Condo Plan 101862008 in Condominium Parcel No. 154074416
95	118 - 619 Saskatchewan Crescent West	154074416	Unit 37 in Condo Plan 101862008 in Condominium Parcel No. 154074416
96	119 - 619 Saskatchewan Crescent West	154074416	Unit 38 in Condo Plan 101862008 in Condominium Parcel No. 154074416
97	211 - 619 Saskatchewan Crescent West	154074416	Unit 39 in Condo Plan 101862008 in Condominium Parcel No. 154074416
98	212 - 619 Saskatchewan Crescent West	154074416	Unit 40 in Condo Plan 101862008 in Condominium Parcel No. 154074416
99	213 - 619 Saskatchewan Crescent West	154074416	Unit 41 in Condo Plan 101862008 in Condominium Parcel No. 154074416
100	214 - 619 Saskatchewan Crescent West	154074416	Unit 42 in Condo Plan 101862008 in Condominium Parcel No. 154074416
101	215 - 619 Saskatchewan Crescent West	154074416	Unit 43 in Condo Plan 101862008 in Condominium Parcel No. 154074416
102	216 - 619 Saskatchewan Crescent West	154074416	Unit 44 in Condo Plan 101862008 in Condominium Parcel No. 154074416

No.	Civic Address	Parcel Number	Legal Land Description
103	217 - 619 Saskatchewan Crescent West	154074416	Unit 45 in Condo Plan 101862008 in Condominium Parcel No. 154074416
104	218 - 619 Saskatchewan Crescent West	154074416	Unit 46 in Condo Plan 101862008 in Condominium Parcel No. 154074416
105	219 - 619 Saskatchewan Crescent West	154074416	Unit 47 in Condo Plan 101862008 in Condominium Parcel No. 154074416
106	311 - 619 Saskatchewan Crescent West	154074416	Unit 48 in Condo Plan 101862008 in Condominium Parcel No. 154074416
107	312 - 619 Saskatchewan Crescent West	154074416	Unit 49 in Condo Plan 101862008 in Condominium Parcel No. 154074416
108	313 - 619 Saskatchewan Crescent West	154074416	Unit 50 in Condo Plan 101862008 in Condominium Parcel No. 154074416
109	314 - 619 Saskatchewan Crescent West	154074416	Unit 51 in Condo Plan 101862008 in Condominium Parcel No. 154074416
110	315 - 619 Saskatchewan Crescent West	154074416	Unit 52 in Condo Plan 101862008 in Condominium Parcel No. 154074416
111	316 - 619 Saskatchewan Crescent West	154074416	Unit 53 in Condo Plan 101862008 in Condominium Parcel No. 154074416
112	317 - 619 Saskatchewan Crescent West	154074416	Unit 54 in Condo Plan 101862008 in Condominium Parcel No. 154074416
113	411 - 619 Saskatchewan Crescent West	154074416	Unit 55 in Condo Plan 101862008 in Condominium Parcel No. 154074416
114	412 - 619 Saskatchewan Crescent West	154074416	Unit 56 in Condo Plan 101862008 in Condominium Parcel No. 154074416
115	413 - 619 Saskatchewan Crescent West	154074416	Unit 57 in Condo Plan 101862008 in Condominium Parcel No. 154074416
116	414 - 619 Saskatchewan Crescent West	154074416	Unit 58 in Condo Plan 101862008 in Condominium Parcel No. 154074416
117	415 - 619 Saskatchewan Crescent West	154074416	Unit 59 in Condo Plan 101862008 in Condominium Parcel No. 154074416
118	131 - 623 Saskatchewan Crescent West	202818551	Unit 1 in Condo Plan 102129690 in Condominium Parcel No. 202818551
119	132 - 623 Saskatchewan Crescent West	202818551	Unit 2 in Condo Plan 102129690 in Condominium Parcel No. 202818551
120	133 - 623 Saskatchewan Crescent West	202818551	Unit 3 in Condo Plan 102129690 in Condominium Parcel No. 202818551
121	134 - 623 Saskatchewan Crescent West	202818551	Unit 4 in Condo Plan 102129690 in Condominium Parcel No. 202818551
122	135 - 623 Saskatchewan Crescent West	202818551	Unit 5 in Condo Plan 102129690 in Condominium Parcel No. 202818551
123	136 - 623 Saskatchewan Crescent West	202818551	Unit 6 in Condo Plan 102129690 in Condominium Parcel No. 202818551

No.	Civic Address	Parcel Number	Legal Land Description
124	137 - 623 Saskatchewan Crescent West	202818551	Unit 7 in Condo Plan 102129690 in Condominium Parcel No. 202818551
125	138 - 623 Saskatchewan Crescent West	202818551	Unit 8 in Condo Plan 102129690 in Condominium Parcel No. 202818551
126	139 - 623 Saskatchewan Crescent West	202818551	Unit 9 in Condo Plan 102129690 in Condominium Parcel No. 202818551
127	140 - 623 Saskatchewan Crescent West	202818551	Unit 10 in Condo Plan 102129690 in Condominium Parcel No. 202818551
128	141 - 623 Saskatchewan Crescent West	202818551	Unit 11 in Condo Plan 102129690 in Condominium Parcel No. 202818551
129	142 - 623 Saskatchewan Crescent West	202818551	Unit 12 in Condo Plan 102129690 in Condominium Parcel No. 202818551
130	231 - 623 Saskatchewan Crescent West	202818551	Unit 13 in Condo Plan 102129690 in Condominium Parcel No. 202818551
131	232 - 623 Saskatchewan Crescent West	202818551	Unit 14 in Condo Plan 102129690 in Condominium Parcel No. 202818551
132	233 - 623 Saskatchewan Crescent West	202818551	Unit 15 in Condo Plan 102129690 in Condominium Parcel No. 202818551
133	234 - 623 Saskatchewan Crescent West	202818551	Unit 16 in Condo Plan 102129690 in Condominium Parcel No. 202818551
134	235 - 623 Saskatchewan Crescent West	202818551	Unit 17 in Condo Plan 102129690 in Condominium Parcel No. 202818551
135	236 - 623 Saskatchewan Crescent West	202818551	Unit 18 in Condo Plan 102129690 in Condominium Parcel No. 202818551
136	237 - 623 Saskatchewan Crescent West	202818551	Unit 19 in Condo Plan 102129690 in Condominium Parcel No. 202818551
137	238 - 623 Saskatchewan Crescent West	202818551	Unit 20 in Condo Plan 102129690 in Condominium Parcel No. 202818551
138	239 - 623 Saskatchewan Crescent West	202818551	Unit 21 in Condo Plan 102129690 in Condominium Parcel No. 202818551
139	240 - 623 Saskatchewan Crescent West	202818551	Unit 22 in Condo Plan 102129690 in Condominium Parcel No. 202818551
140	241 - 623 Saskatchewan Crescent West	202818551	Unit 23 in Condo Plan 102129690 in Condominium Parcel No. 202818551
141	242 - 623 Saskatchewan Crescent West	202818551	Unit 24 in Condo Plan 102129690 in Condominium Parcel No. 202818551
142	331 - 623 Saskatchewan Crescent West	202818551	Unit 25 in Condo Plan 102129690 in Condominium Parcel No. 202818551
143	332 - 623 Saskatchewan Crescent West	202818551	Unit 26 in Condo Plan 102129690 in Condominium Parcel No. 202818551
144	333 - 623 Saskatchewan Crescent West	202818551	Unit 27 in Condo Plan 102129690 in Condominium Parcel No. 202818551

No.	Civic Address	Parcel Number	Legal Land Description
145	334 - 623 Saskatchewan Crescent West	202818551	Unit 28 in Condo Plan 102129690 in Condominium Parcel No. 202818551
146	335 - 623 Saskatchewan Crescent West	202818551	Unit 29 in Condo Plan 102129690 in Condominium Parcel No. 202818551
147	336 - 623 Saskatchewan Crescent West	202818551	Unit 30 in Condo Plan 102129690 in Condominium Parcel No. 202818551
148	337 - 623 Saskatchewan Crescent West	202818551	Unit 31 in Condo Plan 102129690 in Condominium Parcel No. 202818551
149	338 - 623 Saskatchewan Crescent West	202818551	Unit 32 in Condo Plan 102129690 in Condominium Parcel No. 202818551
150	431 - 623 Saskatchewan Crescent West	202818551	Unit 33 in Condo Plan 102129690 in Condominium Parcel No. 202818551
151	432 - 623 Saskatchewan Crescent West	202818551	Unit 34 in Condo Plan 102129690 in Condominium Parcel No. 202818551
152	433 - 623 Saskatchewan Crescent West	202818551	Unit 35 in Condo Plan 102129690 in Condominium Parcel No. 202818551
153	434 - 623 Saskatchewan Crescent West	202818551	Unit 36 in Condo Plan 102129690 in Condominium Parcel No. 202818551
154	435 - 623 Saskatchewan Crescent West	202818551	Unit 37 in Condo Plan 102129690 in Condominium Parcel No. 202818551
155	436 - 623 Saskatchewan Crescent West	202818551	Unit 38 in Condo Plan 102129690 in Condominium Parcel No. 202818551
156	141 - 627 Saskatchewan Crescent West	202818551	Unit 39 in Condo Plan 102129690 in Condominium Parcel No. 202818551
157	142 - 627 Saskatchewan Crescent West	202818551	Unit 40 in Condo Plan 102129690 in Condominium Parcel No. 202818551
158	143 - 627 Saskatchewan Crescent West	202818551	Unit 41 in Condo Plan 102129690 in Condominium Parcel No. 202818551
159	144 - 627 Saskatchewan Crescent West	202818551	Unit 42 in Condo Plan 102129690 in Condominium Parcel No. 202818551
160	145 - 627 Saskatchewan Crescent West	202818551	Unit 43 in Condo Plan 102129690 in Condominium Parcel No. 202818551
161	146 - 627 Saskatchewan Crescent West	202818551	Unit 44 in Condo Plan 102129690 in Condominium Parcel No. 202818551
162	147 - 627 Saskatchewan Crescent West	202818551	Unit 45 in Condo Plan 102129690 in Condominium Parcel No. 202818551
163	241 - 627 Saskatchewan Crescent West	202818551	Unit 46 in Condo Plan 102129690 in Condominium Parcel No. 202818551
164	242 - 627 Saskatchewan Crescent West	202818551	Unit 47 in Condo Plan 102129690 in Condominium Parcel No. 202818551
165	243 - 627 Saskatchewan Crescent West	202818551	Unit 48 in Condo Plan 102129690 in Condominium Parcel No. 202818551

No.	Civic Address	Parcel Number	Legal Land Description
166	244 - 627 Saskatchewan Crescent West	202818551	Unit 49 in Condo Plan 102129690 in Condominium Parcel No. 202818551
167	245 - 627 Saskatchewan Crescent West	202818551	Unit 50 in Condo Plan 102129690 in Condominium Parcel No. 202818551
168	246 - 627 Saskatchewan Crescent West	202818551	Unit 51 in Condo Plan 102129690 in Condominium Parcel No. 202818551
169	341 - 627 Saskatchewan Crescent West	202818551	Unit 52 in Condo Plan 102129690 in Condominium Parcel No. 202818551
170	342 - 627 Saskatchewan Crescent West	202818551	Unit 53 in Condo Plan 102129690 in Condominium Parcel No. 202818551
171	343 - 627 Saskatchewan Crescent West	202818551	Unit 54 in Condo Plan 102129690 in Condominium Parcel No. 202818551
172	441 - 627 Saskatchewan Crescent West	202818551	Unit 55 in Condo Plan 102129690 in Condominium Parcel No. 202818551
173	442 - 627 Saskatchewan Crescent West	202818551	Unit 56 in Condo Plan 102129690 in Condominium Parcel No. 202818551
174	715 Saskatchewan Crescent West	120983317	Blk/Par F-Plan 01SA10215 Ext 1, As described on Certificate of Title 01SA12582
175	825 Saskatchewan Crescent West	145732901	Blk/Par A-Plan 02SA07803 Ext 0, As described on Certificate of Title 02SA10230
176	915 Saskatchewan Crescent West	119900943	Blk/Par C-Plan 61S15526 Ext 0, As described on Certificate of Title 94S40295
177	1021 Saskatchewan Crescent West	120306732	Blk/Par B-Plan 61S15526 Ext 0, As described on Certificate of Title 62S19527
178	1111 Saskatchewan Crescent West	119900965	Blk/Par D-Plan 82S08142 Ext 0, As described on Certificate of Title 89S53735
179	411 11th Street East	202966678	Lot B-Blk/Par A4-Plan 102121759 Ext 1
180	403 12th Street East	120139264	Lot 2-Blk/Par A1-Plan 64S11679 Ext 0, As described on Certificate of Title 92S41728
181	101 - 505 12th Street East	135635384	Unit 2 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
182	102 - 505 12th Street East	135635384	Unit 1 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
183	201 - 505 12th Street East	135635384	Unit 8 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
184	202 - 505 12th Street East	135635384	Unit 7 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
185	203 - 505 12th Street East	135635384	Unit 6 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
186	204 - 505 12th Street East	135635384	Unit 5 in Condo Plan 89S31735 in Condominium Parcel No. 135635384

No.	Civic Address	Parcel Number	Legal Land Description
187	205 - 505 12th Street East	135635384	Unit 4 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
188	206 - 505 12th Street East	135635384	Unit 3 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
189	301 - 505 12th Street East	135635384	Unit 14 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
190	302 - 505 12th Street East	135635384	Unit 13 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
191	303 - 505 12th Street East	135635384	Unit 12 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
192	304 - 505 12th Street East	135635384	Unit 11 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
193	305 - 505 12th Street East	135635384	Unit 10 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
194	306 - 505 12th Street East	135635384	Unit 9 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
195	401 - 505 12th Street East	135635384	Unit 19 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
196	402 - 505 12th Street East	135635384	Unit 18 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
197	403 - 505 12th Street East	135635384	Unit 17 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
198	404 - 505 12th Street East	135635384	Unit 16 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
199	405 - 505 12th Street East	135635384	Unit 15 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
200	501 - 505 12th Street East	135635384	Unit 24 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
201	502 - 505 12th Street East	135635384	Unit 23 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
202	503 - 505 12th Street East	135635384	Unit 22 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
203	504 - 505 12th Street East	135635384	Unit 21 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
204	505 - 505 12th Street East	135635384	Unit 20 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
205	601 - 505 12th Street East	135635384	Unit 29 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
206	602 - 505 12th Street East	135635384	Unit 28 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
207	603 - 505 12th Street East	135635384	Unit 27 in Condo Plan 89S31735 in Condominium Parcel No. 135635384

No.	Civic Address	Parcel Number	Legal Land Description
208	604 - 505 12th Street East	135635384	Unit 26 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
209	605 - 505 12th Street East	135635384	Unit 25 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
210	701 - 505 12th Street East	135635384	Unit 33 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
211	702 - 505 12th Street East	135635384	Unit 32 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
212	703 - 505 12th Street East	135635384	Unit 31 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
213	704 - 505 12th Street East	135635384	Unit 30 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
214	801 - 505 12th Street East	135635384	Unit 37 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
215	802 - 505 12th Street East	135635384	Unit 36 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
216	803 - 505 12th Street East	135635384	Unit 35 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
217	804 - 505 12th Street East	135635384	Unit 34 in Condo Plan 89S31735 in Condominium Parcel No. 135635384
218	509 12th Street East	150486183	Lot D-Blk/Par A2-Plan 101429175 Ext 0
219	516 12th Street East	120138881	Lot 18-Blk/Par A3-Plan A955 Ext 0, As described on Certificate of Title 93S15196
		144854185	Lot 17-Blk/Par A3-Plan A955 Ext 3, As described on Certificate of Title 93S15196, description 3
220	523 12th Street East	120139152	Lot 13-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 00SA00115(1)
		120139163	Lot 14-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 00SA00115(1)
		120139174	Lot 15-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 00SA00115(1)
		120139185	Lot 17-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 00SA00115
		120139196	Lot 18-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 00SA00115
		144854152	Lot 16-Blk/Par A2-Plan A955 Ext 15, As described on Certificate of Title 00SA00115(1), description 15
		144854163	Lot 20-Blk/Par A2-Plan 101458010 Ext 16, As described on Certificate of Title 00SA00115, description 16
221	555 Eastlake Avenue	120139253	Lot 1-Blk/Par A1-Plan 64S11679 Ext 0, As described on Certificate of Title 67S18814

No.	Civic Address	Parcel Number	Legal Land Description
222	601 Taylor Street West	120597521	Blk/Par A-Plan FN4129 Ext 4, As described on Certificate of Title 89S53736, description 4
223	101 - 510 Saskatchewan Crescent East	120466177	Unit 1 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
224	103 - 510 Saskatchewan Crescent East	120466177	Unit 2 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
225	105 - 510 Saskatchewan Crescent East	120466177	Unit 3 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
226	107 - 510 Saskatchewan Crescent East	120466177	Unit 4 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
227	109 - 510 Saskatchewan Crescent East	120466177	Unit 5 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
228	111 - 510 Saskatchewan Crescent East	120466177	Unit 6 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
229	113 - 510 Saskatchewan Crescent East	120466177	Unit 7 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
230	115 - 510 Saskatchewan Crescent East	120466177	Unit 8 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
231	201 - 510 Saskatchewan Crescent East	120466177	Unit 9 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
232	203 - 510 Saskatchewan Crescent East	120466177	Unit 10 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
233	205 - 510 Saskatchewan Crescent East	120466177	Unit 11 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
234	207 - 510 Saskatchewan Crescent East	120466177	Unit 12 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
235	209 - 510 Saskatchewan Crescent East	120466177	Unit 13 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
236	211 - 510 Saskatchewan Crescent East	120466177	Unit 14 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
237	213 - 510 Saskatchewan Crescent East	120466177	Unit 15 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
238	215 - 510 Saskatchewan Crescent East	120466177	Unit 16 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
239	301 - 510 Saskatchewan Crescent East	120466177	Unit 17 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
240	302 - 510 Saskatchewan Crescent East	120466177	Unit 18 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
241	303 - 510 Saskatchewan Crescent East	120466177	Unit 19 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
242	304 - 510 Saskatchewan Crescent East	120466177	Unit 20 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177

No.	Civic Address	Parcel Number	Legal Land Description
243	305 - 510 Saskatchewan Crescent East	120466177	Unit 21 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
244	306 - 510 Saskatchewan Crescent East	120466177	Unit 22 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
245	307 - 510 Saskatchewan Crescent East	120466177	Unit 23 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
246	308 - 510 Saskatchewan Crescent East	120466177	Unit 24 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
247	309 - 510 Saskatchewan Crescent East	120466177	Unit 25 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
248	311 - 510 Saskatchewan Crescent East	120466177	Unit 26 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
249	313 - 510 Saskatchewan Crescent East	120466177	Unit 27 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
250	401 - 510 Saskatchewan Crescent East	120466177	Unit 28 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
251	402 - 510 Saskatchewan Crescent East	120466177	Unit 29 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
252	403 - 510 Saskatchewan Crescent East	120466177	Unit 30 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
253	404 - 510 Saskatchewan Crescent East	120466177	Unit 31 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
254	405 - 510 Saskatchewan Crescent East	120466177	Unit 32 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
255	406 - 510 Saskatchewan Crescent East	120466177	Unit 33 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
256	407 - 510 Saskatchewan Crescent East	120466177	Unit 34 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
257	408 - 510 Saskatchewan Crescent East	120466177	Unit 35 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
258	409 - 510 Saskatchewan Crescent East	120466177	Unit 36 in Condo Plan 99SA18571 in Condominium Parcel No. 120466177
259	516 Saskatchewan Crescent East	120139208	Lot 19-Blk/Par A2-Plan A955 Ext 0, As described on Certificate of Title 91S37897D
260	602 Saskatchewan Crescent East	120144798	Lot 39-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S24358
		144933857	Lot 40-Blk/Par 86-Plan B1856 Ext 32, As described on Certificate of Title 95S24358, description 32
261	604 Saskatchewan Crescent East	120144787	Lot 38-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S24358
262	606 Saskatchewan Crescent East	120144776	Lot 37-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 02SA03728

No.	Civic Address	Parcel Number	Legal Land Description
263	608 Saskatchewan Crescent East	120144765	Lot 36-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S24358
264	612 Saskatchewan Crescent East	120320233	Lot 35-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 00SA05845
265	614 Saskatchewan Crescent East	120144754	Lot 34-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 00SA05845
266	616 Saskatchewan Crescent East	120144743	Lot 33-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 02SA02211
		136246787	Lot 44-Blk/Par 86-Plan 101491231 Ext 30, As described on Certificate of Title 02SA02211, description 30
267	620 Saskatchewan Crescent East	120144721	Lot 31-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 99SA18688
		136246776	Lot 32-Blk/Par 86-Plan B1856 Ext 28, As described on Certificate of Title 99SA18688, description 28
268	622 Saskatchewan Crescent East	120144710	Lot 30-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S37847
		136246765	Lot 43-Blk/Par 86-Plan 101491220 Ext 27, As described on Certificate of Title 95S37847, description 27
269	626 Saskatchewan Crescent East	120144709	Lot 28-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 00SA20108
		136246754	Lot 42-Blk/Par 86-Plan 101491219 Ext 26, As described on Certificate of Title 00SA20108, description 26
270	630 Saskatchewan Crescent East	120144697	Lot 27-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S38142(1)
271	632 Saskatchewan Crescent East	120144686	Lot 26-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 95S17919
		136246743	Lot 25-Blk/Par 86-Plan B1856 Ext 25, As described on Certificate of Title 95S17919, description 25
272	634 Saskatchewan Crescent East	136246721	Lot 24-Blk/Par 86-Plan B1856 Ext 23, As described on Certificate of Title 87S00270, description 23
		136246732	Lot 41-Blk/Par 86-Plan 101491208 Ext 24, As described on Certificate of Title 87S00270, description 24
273	636 Saskatchewan Crescent East	120320211	Lot 23-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 91S02729
		136246710	Lot 45-Blk/Par 86-Plan 101491196 Ext 31, As described on Certificate of Title 91S02729, description 31
274	642 Saskatchewan Crescent East	120144653	Lot 22-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 98SA26954
		120145328	Lot 21-Blk/Par 86-Plan B1856 Ext 0, As described on Certificate of Title 98SA26954
275	652 Saskatchewan Crescent East	120156702	Lot 32-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 99SA18488

No.	Civic Address	Parcel Number	Legal Land Description
		120156768	Lot 33-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 99SA18488
		136246899	Lot 51-Blk/Par 87-Plan 101491297 Ext 12, As described on Certificate of Title 99SA18488, description 12
276	654 Saskatchewan Crescent East	136246877	Lot 30-Blk/Par 87-Plan B1856 Ext 10, As described on Certificate of Title 97S22619, description 10
		136246888	Lot 31-Blk/Par 87-Plan B1856 Ext 11, As described on Certificate of Title 97S22619, description 11.
277	656 Saskatchewan Crescent East	144933879	Lot 29-Blk/Par 87-Plan B1856 Ext 55, As described on Certificate of Title 00SA30286, description 55
		144933880	Lot 30-Blk/Par 87-Plan B1856 Ext 56, As described on Certificate of Title 00SA30286, description 56
278	660 Saskatchewan Crescent East	120156667	Lot 28-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 99SA25182
		144933868	Lot 29-Blk/Par 87-Plan B1856 Ext 54, As described on Certificate of Title 99SA25182, description 54
279	662 Saskatchewan Crescent East	120156656	Lot 27-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 97S21933
		120156713	Lot 26-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 97S21933
280	664 Saskatchewan Crescent East	120156724	Lot 25-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 01SA10890
		135688438	Lot 24-Blk/Par 87-Plan B1856 Ext 50, As described on Certificate of Title 01SA10890, description 50
281	670 Saskatchewan Crescent East	120156735	Lot 23-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 95S04389
		120156746	Lot 22-Blk/Par 87-Plan B1856 Ext 0, As described on Certificate of Title 95S04389
		135688449	Lot 50-Blk/Par 87-Plan 101491264 Ext 52, As described on Certificate of Title 95S04389, description 52
282	674 Saskatchewan Crescent East	203295359	Lot 54-Blk/Par 87-Plan 102238466 Ext 0
283	678 Saskatchewan Crescent East	203295360	Lot 53-Blk/Par 87-Plan 102238466 Ext 0
284	702 Saskatchewan Crescent East	120145283	Lot 1-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 02SA00085
285	704 Saskatchewan Crescent East	120144642	Lot 2-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 73S35188(1)
286	708 Saskatchewan Crescent East	120144620	Lot 4-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 92S47536
		120144631	Lot 3-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 92S47536

No.	Civic Address	Parcel Number	Legal Land Description
287	710 Saskatchewan Crescent East	120144619	Lot 5-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 94S27476
		120320200	Lot 6-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 94S27476
288	716 Saskatchewan Crescent East	120144608	Lot 7-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 96S22257
		136212230	Lot 8-Blk/Par 118-Plan B1856 Ext 3, As described on Certificate of Title 96S22257, description 3
289	718 Saskatchewan Crescent East	136212241	Lot 49-Blk/Par 118-Plan 101491174 Ext 4, As described on Certificate of Title 01SA16427, description 4
290	720 Saskatchewan Crescent East	120144574	Lot 10-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 75S16617
		120144585	Lot 9-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 75S16617
291	724 Saskatchewan Crescent East	120144552	Lot 12-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 99SA23138
		120144563	Lot 11-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 99SA23138
292	726 Saskatchewan Crescent East	120144541	Lot 14-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 91S46460
		120320198	Lot 13-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 91S46460
		120896501	Lot 48-Blk/Par 118-Plan 101491141 Ext 67, As described on Certificate of Title 91S46460, description 67
293	734 Saskatchewan Crescent East	120144529	Lot 16-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 69S07032(2)
		120145272	Lot 17-Blk/Par 118-Plan B1856 Ext 0, As described on Certificate of Title 69S07032(2)
		120896499	Lot 15-Blk/Par 118-Plan B1856 Ext 66, As described on Certificate of Title 69S07032(2), description 66
294	802 Saskatchewan Crescent East	120145249	Lot 1-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 82S35669
		136212320	Lot 41-Blk/Par 119-Plan 101368380 Ext 18, As described on Certificate of Title 82S35669, description 18
295	808 Saskatchewan Crescent East	120144507	Lot 3-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 97S46876
		136212331	Lot 2-Blk/Par 119-Plan B1856 Ext 19, As described on Certificate of Title 97S46876, description 19
		136212342	Lot 4-Blk/Par 119-Plan B1856 Ext 20, As described on Certificate of Title 97S46876, description 20

No.	Civic Address	Parcel Number	Legal Land Description
296	812 Saskatchewan Crescent East	120144484	Lot 5-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 94S17503
		136212353	Lot 42-Blk/Par 119-Plan 101368391 Ext 21, As described on Certificate of Title 94S17503, description 21
297	814 Saskatchewan Crescent East	120144473	Lot 6-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 79S43611
		136212364	Lot 7-Blk/Par 119-Plan B1856 Ext 23, As described on Certificate of Title 79S43611, description 23
298	820 Saskatchewan Crescent East	120144439	Lot 10-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 72S24695
		120144440	Lot 9-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 72S24695
		120144451	Lot 8-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 84S35825
		136212375	Lot 43-Blk/Par 119-Plan 101368414 Ext 24, As described on Certificate of Title 84S35825, description 24
		136212386	Lot 44-Blk/Par 119-Plan 101368313 Ext 25, As described on Certificate of Title 72S24695, description 25
299	824 Saskatchewan Crescent East	120161359	Lot 12-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 93S27245
		136212397	Lot 11-Blk/Par 119-Plan B1856 Ext 26, As described on Certificate of Title 93S27245, description 26
		136212409	Lot 39-Blk/Par 119-Plan 101368335 Ext 27, As described on Certificate of Title 93S27245, description 27
300	828 Saskatchewan Crescent East	120162989	Lot 14-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 88S00882
		136212410	Lot 13-Blk/Par 119-Plan B1856 Ext 29, As described on Certificate of Title 88S00882, description 29
		136212421	Lot 15-Blk/Par 119-Plan B1856 Ext 30, As described on Certificate of Title 88S00882, description 30
301	830 Saskatchewan Crescent East	120162967	Lot 16-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 97S23334
		120163014	Lot 17-Blk/Par 119-Plan B1856 Ext 0, As described on Certificate of Title 97S23334
		136212432	Lot 40-Blk/Par 119-Plan 101368346 Ext 33, As described on Certificate of Title 97S23334, description 33
302	832 Saskatchewan Crescent East	120163485	Lot 1-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 99SA19936
303	836 Saskatchewan Crescent East	120163159	Lot 2-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 98SA10015

No.	Civic Address	Parcel Number	Legal Land Description
304	838 Saskatchewan Crescent East	120163148	Lot 3-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 01SA15039
305	846 Saskatchewan Crescent East	153058967	Lot 4A-Blk/Par 124-Plan 101760577 Ext 0
306	848 Saskatchewan Crescent East	153058956	Lot 5A-Blk/Par 124-Plan 101760577 Ext 0
307	850 Saskatchewan Crescent East	120163115	Lot 6-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 98SA13297
308	852 Saskatchewan Crescent East	120163104	Lot 7-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 94S45092
		144916421	Lot 35-Blk/Par 124-Plan 101368661 Ext 6, As described on Certificate of Title 94S45092, description 6
309	858 Saskatchewan Crescent East	144916432	Lot 8-Blk/Par 124-Plan G461 Ext 7, As described on Certificate of Title 88S25965, description 7
		144916443	Lot 9-Blk/Par 124-Plan G461 Ext 8, As described on Certificate of Title 88S25965, description 8
310	862 Saskatchewan Crescent East	120163070	Lot 10-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 01SA04734
		144916454	Lot 36-Blk/Par 124-Plan 101368672 Ext 9, As described on Certificate of Title 01SA04734, description 9
311	864 Saskatchewan Crescent East	120163069	Lot 11-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 69S11622
312	866 Saskatchewan Crescent East	120163058	Lot 12-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 69S11622
313	868 Saskatchewan Crescent East	120163047	Lot 13-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 97S20894
314	870 Saskatchewan Crescent East	120163036	Lot 14-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 96S34096
315	872 Saskatchewan Crescent East	120163025	Lot 15-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 91S38186
316	874 Saskatchewan Crescent East	120164161	Lot 16-Blk/Par 124-Plan G461 Ext 0, As described on Certificate of Title 98SA00550
317	902 Saskatchewan Crescent East	120164116	Lot 1-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 84S50840
		135897205	Lot 34-Blk/Par 125-Plan 101368874 Ext 14, As described on Certificate of Title 84S50840, description 14
318	906 Saskatchewan Crescent East	120163902	Lot 3-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 99SA36975
		135897216	Lot 2-Blk/Par 125-Plan G461 Ext 17, As described on Certificate of Title 99SA36975, description 17
		135897227	Lot 4-Blk/Par 125-Plan G461 Ext 18, As described on Certificate of Title 99SA36975, description 18

No.	Civic Address	Parcel Number	Legal Land Description
319	908 Saskatchewan Crescent East	203060012	Lot C-Blk/Par 125-Plan 102176153 Ext 0
320	912 Saskatchewan Crescent East	120163935	Lot 6-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 97S42720
		120698354	Lot 36-Blk/Par 125-Plan 101368852 Ext 5, As described on Certificate of Title 97S42720, description 5
321	916 Saskatchewan Crescent East	120163957	Lot 8-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 90S41747
		120698400	Lot 37-Blk/Par 125-Plan 101368841 Ext 10, As described on Certificate of Title 90S41747, description 10
		120698411	Lot 38-Blk/Par 125-Plan 101368841 Ext 11, As described on Certificate of Title 90S41747, description 11
322	920 Saskatchewan Crescent East	120698387	Lot 9-Blk/Par 125-Plan G461 Ext 8, As described on Certificate of Title 93S00813, description 8
		120698398	Lot 32-Blk/Par 125-Plan 101368829 Ext 9, As described on Certificate of Title 93S00813, description 9
323	924 Saskatchewan Crescent East	120163980	Lot 11-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 86S30713
		120698365	Lot 10-Blk/Par 125-Plan G461 Ext 6, As described on Certificate of Title 86S30713, description 6
		120698376	Lot 31-Blk/Par 125-Plan 101368795 Ext 7, As described on Certificate of Title 86S30713, description 7
324	926 Saskatchewan Crescent East	120700189	Lot 12-Blk/Par 125-Plan G461 Ext 40, As described on Certificate of Title 75S02994, description 40
325	928 Saskatchewan Crescent East	120164105	Lot 13-Blk/Par 125-Plan G461 Ext 0, As described on Certificate of Title 75S02994
326	930 Saskatchewan Crescent East	120164071	Lot 1-Blk/Par 126-Plan G461 Ext 0, As described on Certificate of Title 94S02291
327	932 Saskatchewan Crescent East	120164015	Lot 2-Blk/Par 126-Plan G461 Ext 0, As described on Certificate of Title 84S49270
		144916522	Lot 3-Blk/Par 126-Plan G461 Ext 14, As described on Certificate of Title 84S49270, description 14
328	934 Saskatchewan Crescent East	120164037	Lot 4-Blk/Par 126-Plan G461 Ext 0, As described on Certificate of Title 88S28011
		144916533	Lot 11-Blk/Par 126-Plan 101368919 Ext 15, As described on Certificate of Title 88S28011, description 15
329	936 Saskatchewan Crescent East	120164048	Lot 5-Blk/Par 126-Plan G461 Ext 0, As described on Certificate of Title 93S21371
		144916544	Lot 6-Blk/Par 126-Plan G461 Ext 16, As described on Certificate of Title 93S21371, description 16

No.	Civic Address	Parcel Number	Legal Land Description
330	940 Saskatchewan Crescent East	144916555	Lot 12-Blk/Par 126-Plan 101368920 Ext 17, As described on Certificate of Title 90S23902, description 17
		144916566	Lot 7-Blk/Par 126-Plan G461 Ext 18, As described on Certificate of Title 90S23902, description 18
331	942 Saskatchewan Crescent East	144916577	Lot 7-Blk/Par 126-Plan G461 Ext 19, As described on Certificate of Title 94S16122, description 19

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BYLAW NO. 9661

The Zoning Amendment Bylaw, 2019 (No. 22)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw 2019 (No. 22)*.

Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to revise fees for development permits and other development applications.

Zoning Bylaw Amended

3. Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

Section 4.0 Amended

4. (1) Clause 4.3.7(2) is repealed and the following substituted:

“(2) An applicant seeking the approval of a development permit application for a one-unit dwelling, two-unit dwelling or semi-detached dwelling in an established neighbourhood shall pay the following fee:

 (a) for new construction, \$325.00; or

 (b) for any alteration, \$175.00.”
- (2) Clause 4.3.7(3) is repealed and the following substituted:

“(3) Except as provided in subsection (4), an applicant seeking approval of a development permit application for all other purposes shall pay the following fee:

 (a) for new construction, \$425.00 plus 45 cents per \$1,000.00 of construction value; or

- (b) for any alteration, \$220.00 plus 45 cents per \$1,000.00 of construction value.”
- (3) Clause 4.4.3(2) is amended by striking out “\$50.00” and substituting “\$55.00”.
- (4) Subsection 4.6(3) is amended by striking out “\$200.00” and substituting “\$210.00”.
- (5) Paragraph 4.7.1(2)(a)(i) is amended by striking out “\$1,050.00” and substituting “\$2,500.00”.
- (6) Paragraph 4.7.1(2)(b)(i) is amended by striking out “\$1,950.00” and substituting “\$3,750.00”.
- (7) Paragraph 4.7.1(2)(c)(i) is amended by striking out “\$5,300.00” and substituting “\$7,000.00”.
- (8) Subsection 4.8.1 is repealed and the following substituted:

“4.8.1 Zoning Bylaw Application Fees

- (1) Except as provided in subsection (4), for applications to amend the text of the Zoning Bylaw, the application fee shall be \$4,750.00 plus the costs of advertising and public consultation associated with the application.
- (2) Except as provided in subsection (4), for applications to rezone land to an AG, FUD, R1, R1A, R1B, R2, RMHC, RMHL, RM1 or RMTN District, the application fee shall be \$5,750.00 plus the costs of advertising and public consultation associated with the application.
- (3) Except as provided in subsection (4), for applications to rezone land to any other zoning district, the application fee shall be \$7,000.00 plus the costs of advertising and public consultation associated with the application.
- (4) For applications to rezone land in new neighbourhoods where an approved concept plan is in place, the application fee shall be \$4,500.00 plus the costs of advertising and public consultation associated with the application.
- (5) An additional fee of \$1,750.00 shall be applied to any rezoning application involving the use of a zoning agreement.

- (6) An additional application fee shall be applied to any rezoning application requiring a neighbourhood concept plan amendment as follows:
 - (a) major amendment - \$3,750.00; and
 - (b) minor amendment - \$1,500.00.”
- (9) Clause 4.10.1(1) is amended by striking out “\$2,500.00” and substituting “\$5,000.00”.
- (10) Clause 4.10.1(2) is amended by striking out “\$625.00” and substituting “\$1,750.00”.
- (11) Subsection 4.11 is amended by striking out “\$2,500.00” and substituting “\$5,000.00”.

Coming Into Force

5. This Bylaw shall come into force on January 1, 2020.

Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor

City Clerk

BYLAW NO. 9672

The Subdivision Amendment Bylaw, 2019 (No. 2)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Subdivision Amendment Bylaw, 2019 (No. 2)*.

Purpose

2. The purpose of this Bylaw is to amend Bylaw No. 6537, *A Bylaw of The City of Saskatoon to provide for controlling the subdivision of land* to amend the *Subdivision Regulations* to revise application and approval fees for subdivision applications.

Subdivision Regulations Amended

3. *The Subdivision Regulations*, being Appendix “A” to Bylaw No. 6537 and forming part of the Bylaw, are amended in the manner set forth in this Bylaw.

Section 8 Amended

4. (1) Subsection 8(1) is amended by striking out “\$650.00” and substituting “\$3,250.00”.
(2) Subsection 8(2) is amended by striking out “\$115.00” and substituting “\$55.00”.

Coming Into Force

5. This Bylaw shall come into force upon receiving the approval of the Minister of Government Relations.

Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor

City Clerk

Proposed Zoning Bylaw No. 8770 Text Amendments – Development Review Fees

APPLICATION SUMMARY

The Administration is proposing changes to the fees for development permits and other development applications. These fees are outlined in Bylaw No. 8770, the Zoning Bylaw, therefore a text amendment to the Zoning Bylaw is required to implement these changes.

RECOMMENDATION

That a copy of this report be forwarded to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to adjust fees for development permits and other development applications, as outlined in this report, be approved.

BACKGROUND

The building and development sector is highly regulated/legislated and includes application, permit and inspection processes that facilitate both land use and construction in Saskatoon. Issuing a permit, whether for a residential or commercial construction project, requires a comprehensive review of the application to ensure regulatory requirements are met prior to the start of construction. As part of the overall review process, the Development Review Section facilitates the orderly use and development of property in Saskatoon, in accordance with accepted community standards, as primarily outlined in Official Community Plan (OCP) Bylaw No. 8769, the Zoning Bylaw and Land Subdivision Bylaw No. 6537.

In partnership with the Building Standards Division, Development Review has been evaluating methods to streamline and improve customer service, permitting and review processes. To align these priorities, and respond to industry needs, a Building and Development Operational Review was conducted in 2018. The goal of the review was to identify methods to establish the City of Saskatoon (City) as a national leader in building and development permit turnaround times. The results of the Operational Review were presented to the Standing Policy Committee on Planning, Development and Community Services on August 12, 2019.

DISCUSSION

Service Adjustments and Improvements are Needed

The Operational Review, as well as previous engagement and discussions with various stakeholders, has identified strong support for service increases and process improvements for development applications. The suggested service improvements have been considered, in addition to potential technology improvements and a project has been co-developed with Building Standards to lead to significant service changes.

Proposed Zoning Bylaw No. 8770 Text Amendments – Development Review Fees

In order to implement the higher service levels associated with these changes, the Administration has identified that additional resources are required. See Appendix 1 for further details on the proposed changes.

Fee Increases Required for Cost Recovery

In 2016, City Council set a cost-recovery objective of 100% for development permits and all other development application fees, except discretionary use applications that remained at 80% cost-recovery. In addition, the fees for development applications reviewed by the Development Review Section were last adjusted as part of the 2016 annual operating budget. Due to cost increases related to salaries, as well as increases in non-salary expenses (computers, etc.), the current fees are no longer meeting these cost-recovery objectives, even if current service standards were to be maintained.

As part of the Building and Development Operational Review, a review of Planning and Development Fees was undertaken. The guiding principles for the review included achieving service efficiencies; fairness and equity; and transparency. See Appendix 2 for the Fee Review. Proposed fee changes are based on full cost recovery principles and take into account staffing level shifts needed to support streamlined development approvals. In particular, last year, existing staffing levels were reorganized to assign a fourth Development Review Officer, as an interim measure, which has provided value in managing timelines for permit approvals. At this time, additional fee changes are required to improve services in this area.

Fee Increases Required to Improve Service Levels

The proposed fee increases will result in the following service level changes:

1. Four Development Officer positions, 100% assigned to development permit review – an increase of one position;
2. One position designated to assist with subdivision applications and concept plan review;
3. One position designated to assist with city centre applications and general policy review.
4. One position dedicated to assisting in the implementation of the Operational Review recommendations, followed by a continuous role in process improvement for Development Review; and
5. Funding to support a significant upgrade to the POSSE program which is used by Building Standards and Development Review for the processing of permit applications and related uses.

It is important to note that not every position in Development Review is funded from development application fees. The remaining position funding comes from property taxes, recognizing the value to the general public of having a clear and consistent land use planning regime.

Proposed Zoning Bylaw No. 8770 Text Amendments – Development Review Fees

As these and other service changes are considered and implemented, the Administration will work to balance the needs of citizens, the interests of businesses and the legislated requirements the City must abide by.

Appendix 3 provides the existing and proposed fees.

Next Steps

City Council will consider a report to adjust fees for development permits and other development applications as part of the proposed 2020/2021 Budget Deliberations. Should City Council approve the fee adjustments during Budget, a public hearing for the text amendments to the Zoning Bylaw will be required and would be held in December 2019. In addition, amendments will be required to Bylaw No. 6537, The Subdivision Regulations, which contains the fees related to subdivision applications, and Council Policy No. C09-005 Condominium Approvals, which contains the fees related to condominium applications.

The Administration is also proposing that all development application fees be removed from the Zoning Bylaw, and other applicable bylaws, and a separate fee bylaw be created. A report on this proposal will be brought forward in the near future.

COMMUNICATIONS AND ENGAGEMENT

Ongoing engagement with the development industry has occurred on the topic of process improvements since 2017. Discussion on the proposed fee changes first occurred when presented to the Developers Liaison Committee in June 2019, with additional detailed discussion with the development industry in August and September 2019.

The proposed fees were also presented to the Saskatoon and Region Association of Realtors and Land Surveyors operating in Saskatoon.

Information on the fee changes was provided to the general public in conjunction with the Zoning Bylaw Review project. This occurred both online in October 2019, as well as at a public open house held on October 2, 2019, at the Frances Morrison Central Library.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Fee Review and Program Changes for Development Review
2. Planning and Development Fee Review
3. Existing and Proposed Fee Schedule

REPORT APPROVAL

Written by: Darryl Dawson, Development Review Manager
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Department

SP/2019/PL/MPC – Zoning Bylaw Text Amendments – Development Review Fees/ac

Fee Review and Program Changes for Development Review

Why Are We Reviewing Fees?

1. We've heard requests for a number of improvements on how we do development review and permitting business from a number of sectors - building and development industry, non-profits, business owners and residents.
2. We've engaged with key stakeholders on discussions about process improvements, problems in our system, and identifying issues from the development industry's perspective.
3. This has included items like faster, timelier reviews, improved service and communications during the review process, assistance with problem-solving and alternative solutions, dedicated file managers to make a single point of contact, and other ideas.
4. In addition to these requests, the levels and volume of applications continue to come in, and even in times of slow growth, service demands are still high and need to be met.
5. Our service level has been set at the below average level of applications, and we haven't had a change in our technology in years. These factors have affected our ability to respond to requests and to implement changes that we want and that industry wants.
6. Where we want to be is in a position to be providing a service that is fast and consistent, with the ability to make changes to our internal processes and technology on an on-going basis. As we work through changes, we have to balance the needs of citizens, the interest of businesses and the legislated requirements that the City must abide by.
7. Technology and expectations are changing faster now than in the past and we want to be able to act on changes.

How Do the Fees Relate to Program Improvements?

1. In order to move these changes from idea to action, we need changes in our processes, our technology and our staffing levels, and this means changes to our fees to support the resources required.
2. Working with Building Standards, and the other Divisions performing review of development proposals, we had a third party operational review conducted and created a project team to move forward on implementation.
3. Increasing staffing levels will let us work through process changes, and technology changes, as we maintain day to day service.

4. Improved customer service for applicants is a key goal – streamlining requests during the review process and improving communications to applicants through the process are two key elements we want to deliver on.
5. Over time, as improvements are made to move us towards being leaders in permit processing and application processing, we will continue to look for opportunities to improve. We fully expect that as technology and industry changes, we will need to as well. We need to set up for that now.
6. We also know that getting the right information out, at the right time, helps the process. We're reviewing our public information, notifications and engagement methods to simplify the overall process.



Planning and Development Fee Review

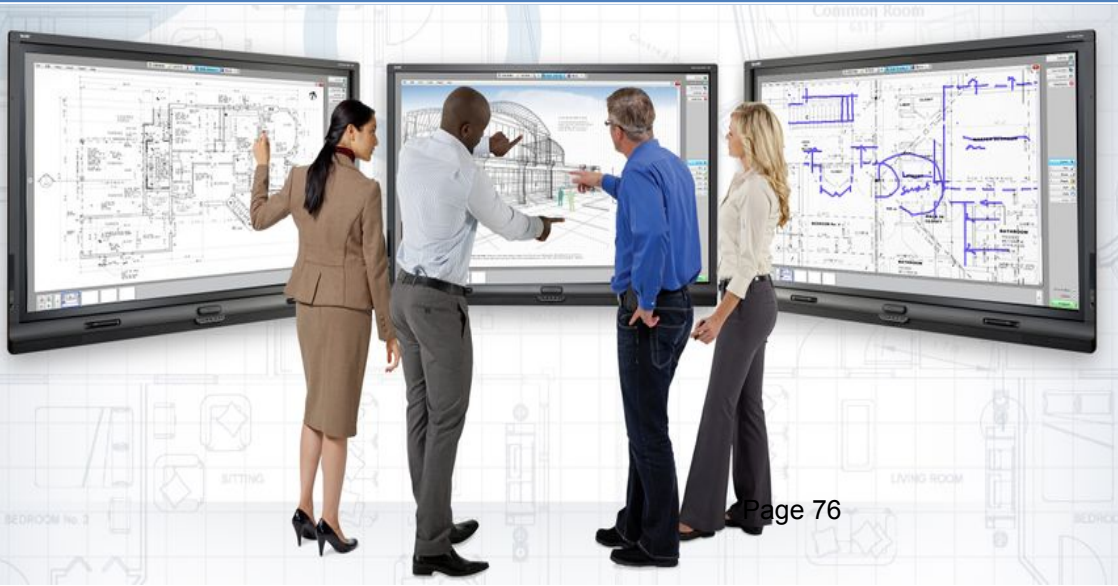


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Introduction

Introduction

Study Objectives

In 2018, BMA Management Consulting Inc. was engaged by the City of Saskatoon to undertake a review and make recommendations with respect to building fees and planning operations. Phase one included the implementation of updated building fees commencing in 2019 with a phase-in period of three years.

Another phase of the engagement was the completion of a Planning and Development Operational review which was completed in Spring of 2019. During this phase, the planning fees analysis was completed. The purpose of the enclosed report is to provide an overview of the Planning and Development fee analysis and recommendations for 2020.

The objectives of the study included ensuring that the City is establishing fees that:

- *Support financial sustainability;*
- *Are fair and equitable;*
- *Recover the full cost of service;*
- *Take into consideration the cyclical effect of the development through the development of sound reserve policies to mitigate risk;*
- *Consider future forecast for development activity;*
- *Are competitive and have been compared in a meaningful manner to “like municipalities” and explanations are provided where differences may occur; and*
- *Are compliant with all relevant legislative and regulatory requirements.*

Planning and Development Act, 2007

The following summarizes the key sections pertaining the setting planning and development fees .

Fees

51(1) Subject to subsection (2), a council may, in the zoning bylaw or by a separate fee bylaw, prescribe a schedule of fees to be charged for the application, review, advertising, approval, enforcement, regulation and issuance, as the case may be, of:

- (a) a development permit;
- (b) a discretionary use;
- (c) a minor variance; and
- (d) an amendment to an official community plan or zoning bylaw.

(2) The fees prescribed pursuant to this section:

- (a) may be based on the size, type and complexity of matters mentioned in subsection (1); and
- (b) must not exceed the cost to the municipality of processing the application or of reviewing, advertising, approving, enforcing, regulating or issuing, as the case may be, the matters mentioned in subsection (1).

(2.1) If a council prescribes a schedule of fees pursuant to this section, the council shall, with the bylaw prescribing the fees, adopt a document that sets out the rationale for the fees.

(3) Before passing a fee bylaw, the council shall comply with the public participation requirements of Part X.

(4) A council is exempt from obtaining the minister's approval of the fee bylaw.

(5) The municipal administrator shall file with the director a certified copy of the fee bylaw and the document mentioned in subsection (2.1) within 15 days after the date on which the bylaw is passed.

Guiding Principles

The following Guiding Principles were used to provide a framework for the establishment of planning fees. The Guiding Principles help ensure that the City of Saskatoon has a consistent approach for establishing planning application fees. The Guiding Principles also provide for a more also facilitates a consistent and transparent decision-making process for determining fees; allows for better resource planning; and enhances the City’s ability to forecast fee revenue.

Guiding Principle #1: Service Efficiencies

- Fees for service will be set to reflect the efficient cost level of carrying out the service.
- If inefficient practices are identified (either through a review of internal processes or in relation to peer municipalities), then consideration of the inefficiencies will be taken into account during costing and, where appropriate, measures will be implemented to remove inefficiencies.

Guiding Principle #2: Fairness and Equity

- Saskatoon will distribute the cost of providing the service by charging a fee to applicants who receive direct benefit.
- Fees will employ mechanisms that equitably distribute costs between the various types of applications to avoid cross subsidization.
- Saskatoon will not set the fees beyond 100% of the full cost of the service. Full cost of service will include direct and indirect costs, overhead costs.

Guiding Principle #3: Transparency

- The cost of providing services, the allocation methodology of costs and the pricing structure will be transparent.

Planning and Development Fee Review Process

Review Process

The planning and development fee review process included:

- Understanding the current programs and services;
- Reviewing resources/costs to support the programs/services;
- Identifying the organizational structure used to support the programs and services;
- Developing process maps to identify the staff involved and the time required to complete each process;
- Reviewing the historic levels of development and planning applications and future growth projections;
- Identifying budgeted costs to achieve full cost recovery of planning and development activities;
- Developing an activity based costing model;
- Calculating proposed fees and making recommendations with regard to fee structures; and
- Benchmarking fees in Saskatoon in relation to other municipalities.

Planning and Development Fee Review—Calculation Methodology

The following provides an overview of the process used to calculate the fees.

- *Process Mapping and Time Estimates*
- *Identify Budget and Calculate the Cost of Service*
- *Establish Fee Structure*
- *Municipal Benchmarking*
- *Validate Revenue and Workloads*

Process Mapping and Time Estimates

The methodology used to determine building fees is based on leading practices and is referred to as a “bottom up” and “tops down” approach to cost analysis. Time spent per unit of fee activity is determined for each process. A process mapping exercise was completed by staff to identify the “average” time required to complete each step in the process. Utilization of time estimates is a reasonable and defensible approach, especially since these estimates were developed by experienced staff members who understand service levels and processes unique to the City of Saskatoon.

Time estimates were calculated using the following process:

- Estimates are representative of average times for providing service. Extremely difficult or abnormally simple projects were excluded from the analysis;
- Estimates provided by staff were reviewed and approved by the department and, in some cases, involved multiple iterations to ensure that the estimates were accurate; and
- Estimates were further reviewed by BMA for “reasonableness” against experience with other municipalities and validated against activity levels, staffing levels and available hours.

Identify Budget and Calculate the Cost of Service

Once time spent for a fee activity was determined, all applicable City costs were then considered in the calculation of the “full” cost of providing each service. This included the following costs:

- **Salaries, benefits and wages**—salaries and benefits of the staff undertaking work on the review and processing of applications.
- **Other Expenditures**—this includes office expenses, phones, advertising and other miscellaneous expenses.
- **Corporate Overhead**—this includes costs related to program support such as legal, finance, accommodation expenses, clerks, information technology, etc. This was calculated by the City of Saskatoon’s Finance Department and reviewed for reasonableness by BMA.

2018 Operating Budget	2018
Existing Salaries, Benefits and Wages	\$1,073,400
Other Expenditures	\$67,900
Corporate Overhead	\$237,600
Cost Recovery Revenues	(\$134,700)
Total Gross Expenditures	\$1,244,200
Fee Revenues	(\$718,100)
Mill Rate	\$526,100
% Fees of total Expenditures	58%

- Planning activities have approximately \$1.073 million in direct and indirect costs to be recovered from fees with an additional \$237,600 in corporate overhead (e.g. finance, accommodation, legal, clerks, administration), \$67,900 in non-salary related expenditures offset in part by cost recovery revenues. Revenues from existing planning and development fees was budgeted at \$718,100 for 2018, with a mill rate contribution of \$526,100. Fees as a percentage of total expenditures was budgeted at 58%.

Activity, Revenue and Workload Validation

- In addition to the collection of time estimate data for each fee or service, annual volume of activity data assumptions was also a critical component of the validation process. Collecting data on the estimated volume of activity for each service not only provided useful information regarding allocation of staff resources, it also provided assurance that staff resources have been appropriately accounted for and allocated to a fee for service, or “other non fee” related category. It is very important to ensure that services are not estimated at a level that exceeds budgeted resource capacity.

Municipal Benchmarking

- While fees should be based on the underlying cost of service, and this will vary from municipality to municipality, a fee benchmarking exercise was undertaken to consider the proposed fee for service in Saskatoon compared with other municipalities. Municipal benchmarking also identified policies and practices with respect to reserves, fee recovery targets and the fee structure used in each municipality to identify best practices.
- As will be shown in the benchmarking section of the report, the fees in Saskatoon are currently low and the recommended fee increases are also well below the peer municipal average.

Trends and Background Information

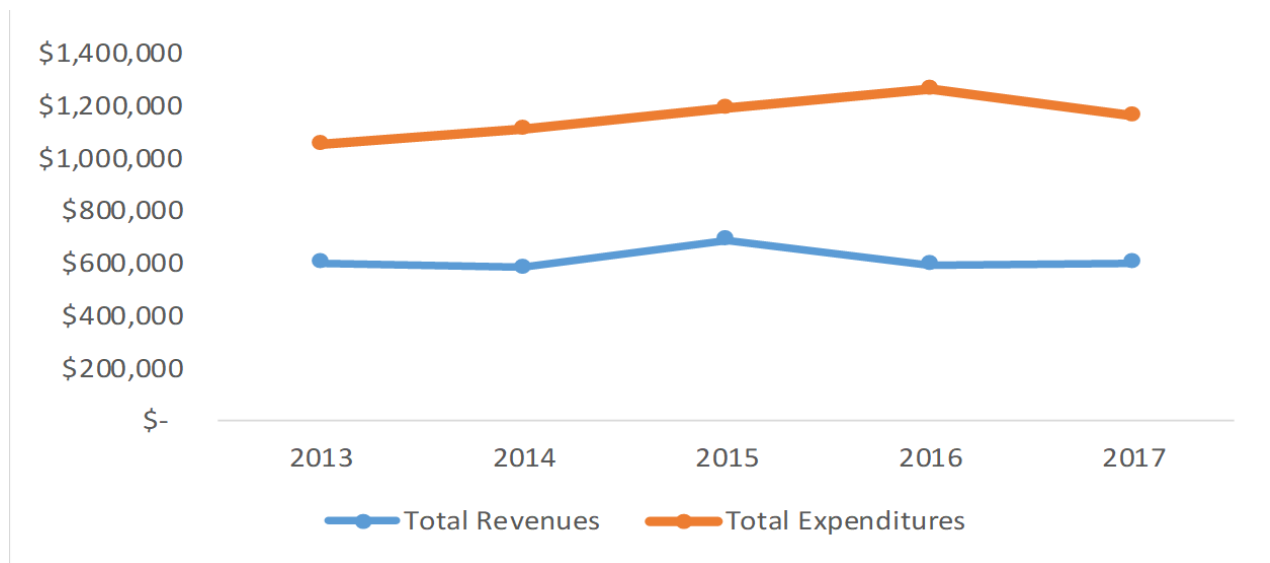
Existing Fees—General Findings

The following table provides a summary of the existing Planning and Development fees:

2018 Fees	
Development Permits	
Development Permit Final - Flat Fee	\$ 135
Development Permit Infill - Flat Fee	\$ 135
Development Permit -Construction Value (000's)	\$ 0.45
Subdivision	
Subdivision Application Fees	\$ 650
Subdivision Approval Fees (per lot)	\$ 115
Max Fee	\$ 4,600
Condominium	
Condominium Fee	\$ 750
Condominium Fee (per lot)	
Discretionary Use	
Discretionary Use - Standard Application	\$ 1,050
Discretionary Use - Complex Application	\$ 1,950
Discretionary Use - Highly Complex Application	\$ 5,300
Zoning	
Text Amendment	\$ 3,750
Low Density	\$ 3,750
Consistent with Approved Concept Plan	\$ 3,750
Med/High Density	\$ 5,000
Concept Plan	\$ 1,875

Revenue and Expenditure Trends

- The following graph provides a summary of the revenues and expenditures related to planning and development application reviews and associated activity. Note that total expenditures reflects the entire Development Review area, not strictly the fee recovery portion.



- Based on an analysis of the staff time involved with the planning and development application processes, the target for fee cost recovery is 71%. Over the past five years, Planning revenues have recovered on average only 53% of the total program expenditures associated with development applications. The difference is currently funded from the mill rate.
- Budgeted revenues have consistently been below the target revenues over the past five years.

Analysis and Recommended Fees

Introductory Analysis

- The City, in accordance with leading practices has maintained, on an annual basis, the estimated time allocation for each staff and type of application to align the revenues and expenditures for cost recovery from fees. However, it is difficult to predict with certainty , on an annual basis, the level of activity and the resulting revenues.
- As shown previously, the average revenues from 2013 to 2017 collected at \$614,000 reflects that existing fees are considerably lower than the underlying expense. The mill rate is funding programs and services associated with development applications.
- An analysis was undertaken on the existing staff and associated allocations to each of the respective processes as well as the funding sources. This was undertaken by process mapping all major classifications of applications against staff involved on a typical application.
- This was also cross checked in terms of the number of applications and the time required to undertake the reviews and the approval of an application.
- The Development Permit area has struggled to meet service standards, particularly in the commercial review area and is not meeting applicant expectations. There are currently three full time Bylaw Inspector 16 positions that are 100% dedicated to undertaking development permit reviews and one additional contract position that is currently funded from the Stabilization Reserve. Based on an analysis of the activity levels, recommendations have been made to convert the contract position to full time and to fund this position from development permit fees.
- The City Centre Planner is involved in the co-ordination of applications, responsible for consolidating comments to ensure that there is internal agreement before sending to the Developer. This position is a permanent position but currently is funded from the Stabilization Reserve. Recommendations have been made to fund a portion of this position (20%) from fees based on the process mapping exercise undertaken.

- Based on changes in work processes and additional staff that are required to meet service standards, an updated allocation was developed to better align the staff resources to the underlying applications. Updated analysis using the revised allocation methodology.

2018 Operating Budget	2018	Revised
Existing Salaries, Benefits and Wages	\$1,073,400	\$1,073,400
New Position Direct Development Permits		\$85,100
New Positions Reserve (Senior Planner)		\$106,900
Other Expenditures	\$67,900	\$67,900
Corporate Overhead	\$237,600	\$237,600
Cost Recovery Revenues	(\$134,700)	(\$134,700)
Total Gross Expenditures	\$1,244,200	\$1,436,200
Fee Revenues	(\$718,100)	(\$1,022,214)
Mill Rate	\$526,100	\$413,986
% Fees of total Expenditures	58%	71%

- As illustrated above, this reflects that costs to be recovered from fees should be approximately \$1 million compared with the existing fee recovery target of \$718,000.
- Based on an analysis of the underlying expenditures and time allocations of staff to each of the processes, the actual expenditures attributed to planning and development fee activities for 2018 is approximately 71% of the total expenditures. This reflects fees that are lower than the full cost of service.

City of Saskatoon—Planning and Development Fee Review

Revenue Breakdown

	2013	2014	2015	2016	2017
4000 REVENUE	\$ (30,950)	\$ (41,550)	\$ (28,650)	\$ (37,050)	\$ (23,300)
4392 DEVELOPMENT PERMITS	\$ (319,304)	\$ (351,789)	\$ (448,467)	\$ (381,684)	\$ (414,898)
4393 SUBDIVISION APPLICATION	\$ (174,269)	\$ (106,680)	\$ (110,165)	\$ (76,081)	\$ (76,795)
4394 DISCRETIONARY USE	\$ (10,800)	\$ (22,500)	\$ (24,000)	\$ (35,950)	\$ (23,750)
4395 ZONING APPLICATIONS	\$ (67,200)	\$ (62,500)	\$ (79,500)	\$ (62,450)	\$ (61,875)
Total Revenues	\$ (602,523)	\$ (585,019)	\$ (690,782)	\$ (593,215)	\$ (600,618)

- Average annual revenues over the past five years was approximately \$614,000.
- As shown above, the majority of the revenues currently collected are related to development permits with almost \$415,000 of the total \$600,000 in revenues generated in 2017. As will be discussed in this section of the report, this is an area where the City is not recovering sufficient revenues to offset expenses.
- In 2017, almost \$77,000 in subdivision revenues were generated, well below the target full cost recovery level.
- Zoning applications in 2017 generated approximately \$61,900, also well below the cost of service.
- Discretionary Use applications are also generating insufficient revenues to recover the cost of service.

Development Permits

- Development is defined by the Planning and Development Act as “... the carrying out of any building, engineering, mining or other operations in, on or over land or the making of any material change in the use or intensity of the use of any building or land.” Where a municipality has a zoning bylaw, all development must obtain a development permit prior to beginning a project.
- Most land use activities are defined as development and therefore, require a municipal development permit from a municipality with a zoning bylaw. Municipalities with zoning bylaws follow the development permit review process described below.
- The applicant must contact the municipal administrator and submit a development permit application to the municipality. It should include as much information as possible to assist in making an informed decision. The required information may include:
 - dimensions and size of sites;
 - location of development on the site;
 - location of utilities;
 - environmental considerations and mitigation measures;
 - access management information;
 - municipal road impacts and resolution opportunities; and
 - reclamation considerations.

Source: Government of Saskatchewan – A Guide to the Municipal Planning Process in Saskatchewan

- The existing fee structure includes a base fee of \$135 per application plus \$0.45 per \$1,000 cost of construction.
- A review of the existing fees and structure was undertaken against the process maps and other possible alternative rate structures.

- Validation of the hours was undertaken to identify the cost of service. Based on a review of the budgeted expenditures, the City should be recovering approximately \$548,000 from development permit fees. This includes a recommendation that the City fund the temporary Development Officer from the fees, rather than the Stabilization Reserve as there is an ongoing requirement for four Development Officers to meet the service standards and activity levels
- Staff anticipate in the range of 1,500-1,600 applications each year over the next several years; an increase from the number of reviews undertaken in 2017.
- Based on discussions with staff and the process maps generated, the time to review a residential application for new construction does not vary by the cost of construction which is currently partially the basis upon which fees are charged. As such, it is recommended that a base fee with no cost per construction be included in the new fee structure for residential new construction. This also improves the transparency of the cost of service.
- It is further recommended that a lower fee for residential alterations, additions, demolitions and conversions be implemented to reflect the lower work required and eliminate the cost per construction portion of the fee.
- Industrial, Commercial and Institutional (ICI) process maps were completed for Alterations as well as new construction. Given the significant variation in the types of ICI applications, it is recommended that the base fee be updated to reflect base cost of service and maintain the same fee per \$1,000 of construction.
- The following summarizes the existing and new development permit fees:

	Existing Fee	Recommended
All Applications Base	\$ 135.00	
+ \$1,000 construction	\$ 0.45	
Residential New		\$ 310
Residential Alterations, Additions, Conversions, Demolitions		\$ 160
ICI New Base		\$ 370
+ \$1,000 construction		\$ 0.45
ICI Alterations Base		\$ 190
+ \$1,000 construction		\$ 0.45

Subdivision Fees

- A subdivision is used to divide the land into smaller parcels for the purpose of legally registering separate ownership titles for the parcels with the provincial Information Services Corporation.
- A review of the existing fees and structure was undertaken against the process maps and other possible alternative rate structures.
- The base fee is currently too low and, based on the feedback from staff, the per unit cost is too high to reflect the additional work related to larger subdivisions.
- Based on discussions with staff and the process maps generated, two processes were completed; Subdivision application with 5 units and a Subdivision application with 25 units. The hours attributed to each of the above noted types of applications did not vary significantly.
- Most municipalities surveyed have a considerably higher base fee than in the City of Saskatoon, reflecting similar analysis undertaken in Saskatoon.
- The City's existing base fee of \$650 and a per unit fee of \$115 is not recovering sufficient revenues for a typical application. For example, a subdivision application with five units currently pays \$1,225 compared with the calculated fee at full cost recovery of approximately \$3,000.
- Based on a review of the budgeted expenditures, the City should be recovering approximately \$215,000. Currently, the average annual fees generated from subdivision applications is approximately \$98,000, reflecting a significant shortfall.
- The recommended approach is to increase the base fee and reduce the per unit fee to better reflect the cost of service and to align revenues with expenditures as follows:.

	Existing Fee	Recommended
Subdivision Base Fee	\$ 650	\$ 2,500
Subdivision Per lot Fee	\$ 115	\$ 50
Maximum Fee lot fee	\$ 4,600	\$ 5,000

Zoning Fees

- The primary legal and administrative means of implementing an Official Community Plan is the zoning bylaw. It divides a municipality into zoning districts and regulates development and use of land in those districts. A zoning bylaw permits a council to set local standards for the subdivision and use of land, and helps manage the delivery of municipal services and resources to new developments.
- The **zoning amendment review** of the municipality:
 - authorizes an officer to process development applications;
 - outlines development permit procedures;
 - establishes a Development Appeals Board;
 - provides for minor variances;
 - prescribes fees for permits and amendments; and
 - provides penalties.
- A review of the existing fees and structure was undertaken against the process maps and other possible alternative rate structures. Validation of the hours was also undertaken against the City's process maps to identify the cost of service.
- Based on a review of the budgeted expenditures, and the process maps, the City should be recovering approximately \$143,000. The City has not recovered revenues at this level in the past 5 years.
- Currently there is no differentiation in the fees between a Zoning Text Amendment application and a Low Density Zoning application in terms of the fee but based on process mapping, the Zoning Text Amendment requires considerably less staff time and the fee should be reduced accordingly. The City, however may wish to institute a zoning application text amendment for complex applications to recognize the additional work involved in the processes. The following table summarizes the existing and proposed fees:

	Existing		Recommended	
Zoning Applications - Text Amendment	\$	3,750	\$	2,960
Zoning Applications - Low Density	\$	3,750	\$	5,440
Zoning Applications - Consistent with Approved Concept Plan	\$	3,750	\$	4,130
Zoning Applications - Med/High Density	\$	5,000	\$	6,660

Discretionary Use

- As stated in the Government of Saskatchewan’s Guidelines, a Discretionary Use is where a development proposal is identified by the municipal zoning bylaw as a discretionary use, the application must be advertised pursuant to section 55 of the Planning and Development Act and presented to the council by the development officer at its next council meeting for review and decision.
- A review of the existing fees and structure was undertaken against the process maps and other possible alternative rate structures.
- Validation of the hours was also undertaken against the City’s process maps to identify the cost of service.
- Based on a review of the budgeted expenditures and process maps, the City should be recovering approximately \$88,000, however, revenues, on average over the past 5 years has been approximately \$23,400.
- The City’s existing base fee differentiates between the type of discretionary application, in accordance with leading practices. Updates to the fees are recommended based on the cost of service.
- While the table below reflects the full cost of service, some municipalities elect to implement a lower fee for some minor discretionary use applications to support affordability objectives for small businesses.
- The following summarizes the recommended fees, with further staff consideration for minor discretionary use applications:

	2018 Fees	New Fee Calculations
Discretionary Use - Standard Application	\$ 1,050	\$ 4,140
Discretionary Use - Complex Application	\$ 1,950	\$ 4,700
Discretionary Use - Highly Complex Application	\$ 5,300	\$ 5,770

Concept Plan

- As defined by the Government of Saskatchewan, concept plans are prepared and are part of an Official Community Plan (OCP). They provide a framework for subsequent subdivisions and development. Concept plans may describe:
 - land use proposed for the area, generally or specifically;
 - density of the development proposed, generally or specifically;
 - general location of services proposed; and
 - phasing of development proposed.
- A concept plan forms a part of a municipality's OCP. Therefore, pursuant to section 44 of the Planning and Development Act (PDA), a municipality that has not been declared an approving authority pursuant to section 13 of the PDA must adopt and amend any concept plan by bylaw which requires ministerial approval. A municipality that has been declared an approving authority may adopt a concept plan by resolution.
- A review of the existing fees and structure was undertaken against the process maps and other possible alternative rate structures.
- Validation of the hours was also undertaken against the City's process maps to identify the cost of service.
- The City has not attempted to collect the full cost of service for concept plans. The new process map reflects that the fee should be \$16,920 compared with the existing fee of \$1,875.
- The practices vary considerably across Canada in terms of the definition of a concept plan and the processes. Regina is most comparable and their existing fee is \$49,900 and is currently under review.

Forecast Activity Levels

	2017 Activity	2018 Activity Estimated	2019 Activity	2020 Activity
Development Permit Applications				
Development Permit	1,400	1,500	1,500	1,600
Development Permit - Construction Value (000's)	495,750	463,875	463,875	475,480
Subdivision Applications				
Subdivision Applications	50	80	65	80
Subdivision Approval (per lot)	385	580	490	580
Zoning Applications				
Text Amendment	1	2	1	1
Low Density	1	4	2	2
Consistent with Approved Concept Plan	9	12	9	10
Med/High Density	5	7	5	7
Contract Zone (additional fee)	3	3	3	3
Concept Plan Major (additional fee)	-	2	1	2
Concept Plan Minor (additional fee)	1	4	2	2
Direct Control District (requiring Council approval)	-	1	1	1
Architectural Control District - Major	-	1	1	1
Architectural Control District - Minor	-	1	1	1
Neighbourhood Concept Plan Amendment - Major (without rezoning)	1	2	1	1
Neighbourhood Concept Plan Amendment - Minor (without rezoning)	1	1	1	1
Official Community Plan	4	-	2	2
Discretionary Use Applications				
Discretionary Use - Standard Application	8	4	6	6
Discretionary Use - Complex Application	7	15	10	15
Discretionary Use - Highly Complex Application	1	1	1	1
Other Applications				
Condo Application Fees (new)	8	15	15	15
Endorsement of Liquor Permits	3	15	15	15
Minor Variance Application Fees	2	4	4	4
Zoning Verification Letters	60	70	70	70

- The table above provides a summary of the historical activity as well as the forecast future activity over the next two years. This was used to assist in estimating revenues and resource requirements.

Recommended Fees

- Based on an analysis of the cost of service and projected activity levels, the following reflects the recommended fees, based on full cost recovery principles:

	2018 Fees	Full Cost Recovery Fees
Development Permits		
Development Permit Final - Flat Fee	\$ 135	
Development Permit Infill - Flat Fee	\$ 135	
Development Permit - Construction Value (000's) Residential	\$ 0.45	
New		\$ 310
Residential Alterations, Additions, Conversions, Demolitions		\$ 160
ICI New Base		\$ 370
ICI Alterations Base		\$ 190
+ \$1,000 construction (ICI only)		\$ 0.45
Subdivision		
Subdivision Application Fees	\$ 650	\$ 2,500
Subdivision Approval Fees (per lot)	\$ 115	\$ 50
Max Fee	\$ 4,600	\$ 5,000
Condominium		
Condominium Fee	\$ 750	\$ 2,500
Condominium Fee (per lot)		\$ 50
Max Fee		\$ 5,000
Discretionary Use		
Discretionary Use - Standard Application	\$ 1,050	\$ 4,140
Discretionary Use - Complex Application	\$ 1,950	\$ 4,700
Discretionary Use - Highly Complex Application	\$ 5,300	\$ 5,770
Zoning		
Text Amendment	\$ 3,750	\$ 2,960
Low Density	\$ 3,750	\$ 5,436
Consistent with Approved Concept Plan	\$ 3,750	\$ 4,130
Med/High Density	\$ 5,000	\$ 6,660
Concept Plan	\$ 1,875	\$ 16,920

Municipal Fee Comparison

Municipal Fee Comparison

In total, 13 municipalities were included in the peer comparative analysis as follows:

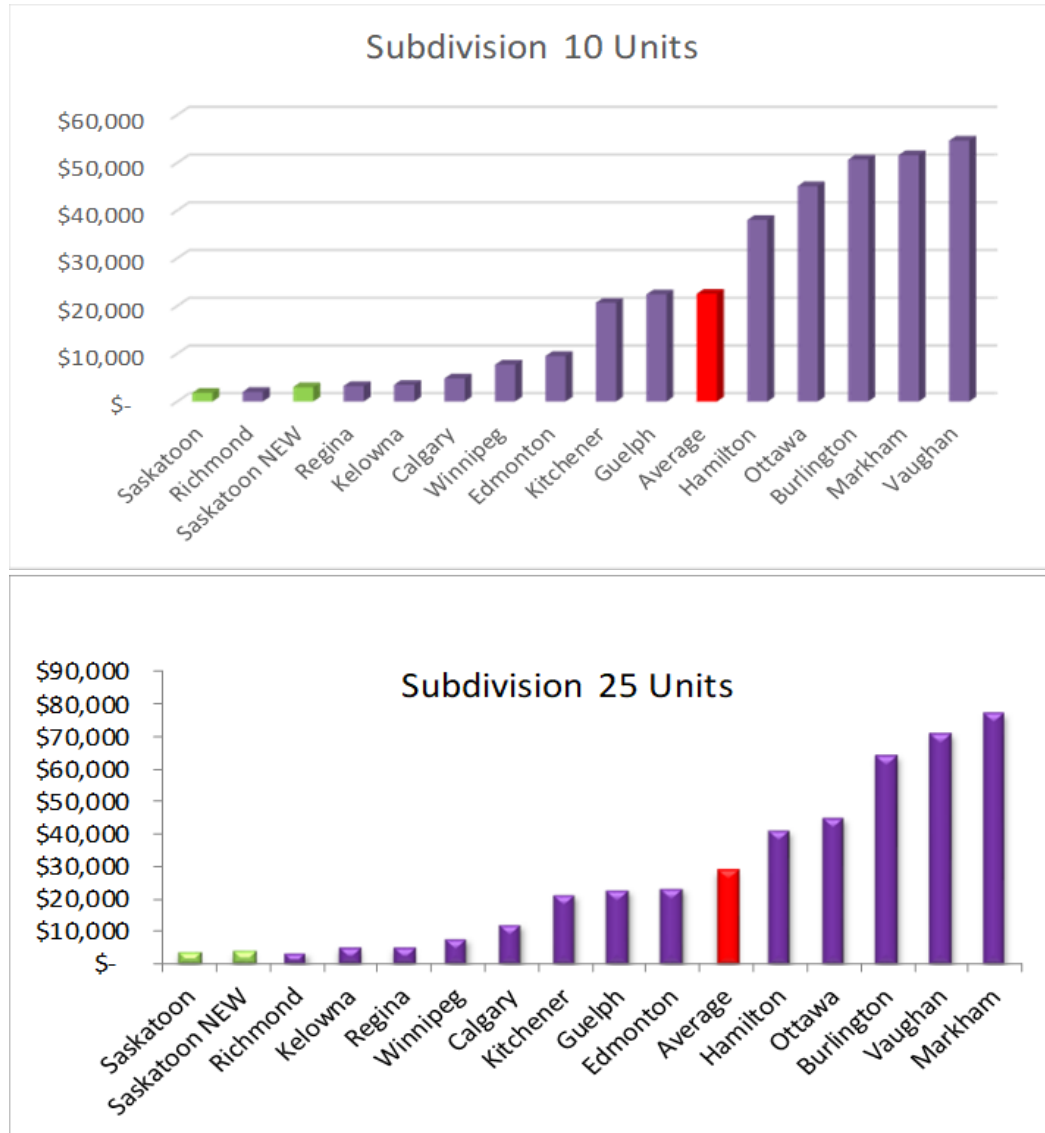
- Burlington, ON
- Guelph, ON
- Kitchener, ON
- Regina, SK
- Winnipeg, MB
- Calgary, AB
- Ottawa, ON
- Edmonton, AB
- Kelowna, BC
- Richmond, BC
- Markham, ON
- Hamilton, ON
- Vaughan, ON

The fees for two-tier municipalities includes both the local and the regional fees. Every municipality has unique processes and therefore fees are not always directly comparable. Further, the comparison of fees does not take into account any service level differences that may exist in terms of, for example, the time taken to process an application or the level of customer service provided to the applicant. Municipalities may also have different levels of cost recovery which will impact the fee for service.

As shown in the benchmarking comparative fee analysis in the next several pages of the report, the existing and recommended fees in Saskatoon continue to be well below the peer average. It should be noted that the fee comparison is using 2018 fee schedules. Further, it should be noted that the fees in Regina are currently under review.

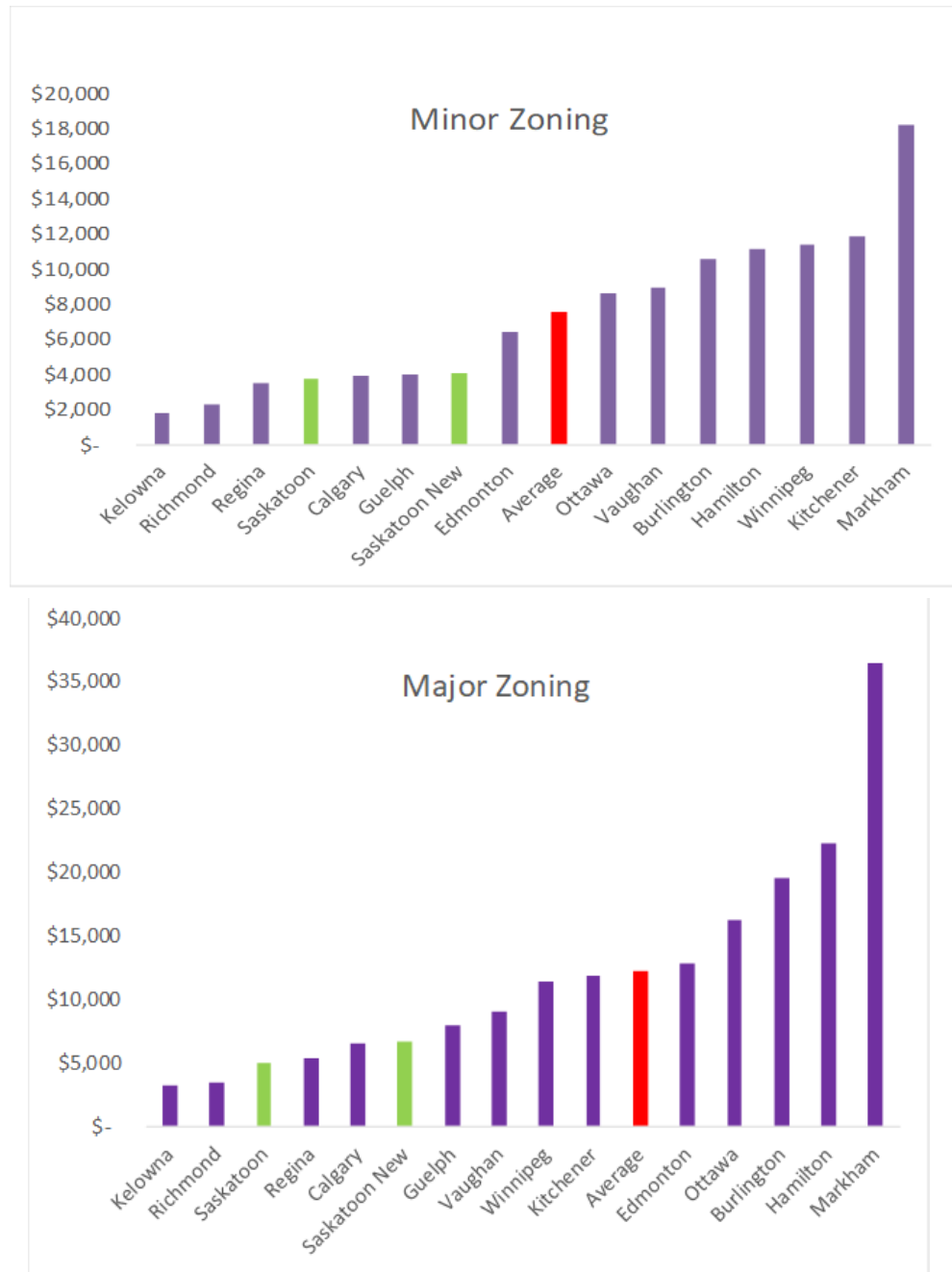
It is recommended that in addition to comparing the fees across various jurisdictions, performance standards should be considered in future studies. While not all municipalities have established or report on performance standards, it is a leading practice.

Subdivision Fee Comparison



- Note: the City of Regina's fees are currently under review and are expected to increase to reflect the full cost of service.

Zoning Amendments



- Note: the City of Regina's fees are currently under review and are expected to increase to reflect the full cost of service.

Summary of Recommendations

Summary of Recommendations

1. *Move to a full cost recovery fee model for all Planning and Development Applications in accordance with leading practices based on the summary table provided in this report. The impact of this recommendation would reduce the impact to the mill rate by approximately \$100,000-\$200,000 depending on the level of activity.*
2. *Update the allocation of staff to be recovered from fees, based on the process maps.*
3. *Increase fees annually based on an inflation and undertake a detailed review at least every 5 years.*
4. *Subdivision Permit Applications – Increase the base fee to reflect standard work that is undertaken, regardless of the size of the property and lower the existing per unit cost to reflect the incremental additional work related to larger subdivisions.*
5. *Zoning Application - Differentiate between a Zoning Text Amendment application and a Low Density Zoning application in terms of the fee to reflect that there is less staff time required for a Zoning Text Amendment.*
6. *Development Permit Applications*
 - *Residential - Establish a base fee for a residential application and eliminate the existing additional fee for cost per construction as the cost for residential new construction applications does not vary by the cost of construction. Recommend a lower fee for residential alterations, additions, demolitions and conversions to reflect the lower work required and eliminate the cost per construction portion of the fee.*
 - *ICI – Given the significant variation in the types of ICI applications, it is recommended that the base fee be updated to reflect the fixed cost component and maintain the same cost per \$1,000 of construction.*

Existing and Proposed Fee Schedule

Type	2019 Rate	Proposed 2020 Rate	Proposed 2021 Rate
Development Permit			
Application Fee	\$135.00		
Plus Construction Value (000's)	\$0.45		
Residential - New (application fee only)		\$325.00	\$341.25
Residential - Alterations (application fee only)		\$175.00	\$183.75
Commercial/Industrial/Institutional/MUD - New		\$490.00	\$514.50
Commercial/Industrial/Institutional/MUD - Alteration		\$220.00	\$231.00
Commercial/Industrial/Institutional/MUD – Plus Construction Value (000's)		\$0.45	\$0.47
Discretionary Use			
Standard Application	\$1,050	\$4,500	\$4,590
Complex Application	\$1,950	\$5,750	\$5,865
Highly Complex Application	\$5,300	\$7,000	\$7,140
Zoning Bylaw & OCP Amendment			
Text Amendment	\$3,750	\$4,750	\$4,845
Rezoning - Low Density	\$3,750	\$5,750	\$5,865
Rezoning - Consistent with Approved Concept Plan	\$3,750	\$4,500	\$4,590
Rezoning - Med/High Density	\$5,000	\$7,000	\$7,140
Additional Fee-Zoning Agreement	\$625	\$1,750	\$1,785
Additional Fee-Rezoning that includes Major Concept Plan Amendment	\$1,875	\$3,750	\$3,825
Additional Fee-Rezoning that includes Minor Concept Plan Amendment	\$625	\$1,500	\$1,530
Direct Control District (requiring Council approval)	\$2,500	\$5,000	\$5,100
Official Community Plan Amendment (text or map)	\$100	\$1,750	\$1,785
Concept Plan			
New or Major Amendment	\$2,000	\$25,000	\$25,500
Minor Amendment	\$625	\$4,500	\$4,590
Architectural Control District Approval			
Major Application	\$2,500	\$5,000	\$5,100
Minor Application	\$625	\$2,500	\$2,550

Other Applications			
Endorsement of Liquor Permits	\$200.00	\$210.00	\$214.20
Minor Variance Application Fees	\$50.00	\$55.00	\$56.10
Zoning Verification Letters	\$200.00	\$210.00	\$214.20
Development Appeal (fee as per the Planning & Development Act)	\$50.00	\$300.00	\$300.00
Subdivision (fee as per the Subdivision Regulations, Bylaw No. 6537)			
Application Fee	\$650	\$3,250	\$3,315
Approval Fee (per lot)	\$115.00	\$55.00	\$56.10
Condo Application Fee (new)	\$750.00	\$787.00	\$802.74

November 7, 2019

City Clerk

Dear City Clerk:

Re: Proposed Zoning Bylaw No. 8770 Text Amendments – Development Review Fees [File No. CK 4350-019-002]

The Municipal Planning Commission, at its meeting held on October 29, 2019, considered a report of the General Manager, Community Services Department dated October 29, 2019, on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendment to Bylaw No. 8770, the Zoning Bylaw, to adjust fees for development permits and other development applications, as outlined in the October 28, 2019 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

THE STARPHOENIX, SATURDAY, NOVEMBER 30, 2019
THE STARPHOENIX, MONDAY, DECEMBER 2, 2019

ZONING NOTICE

PROPOSED ZONING BYLAW TEXT AMENDMENT – BYLAW NO. 9661

Saskatoon City Council will consider a proposed text amendment to the City's Zoning Bylaw (No. 8770). By way of Bylaw No. 9661, The Zoning Amendment Bylaw, 2019 (No. 22), the fees for development permits and other development applications will be revised as shown on the following table.

Type	Current Fee	Proposed Fee 2020
Development Permit		
Application Fee	\$135.00	-
Plus Construction Value (000's)	\$0.45	-
ODD/TUD and Semi-Detached – New (application fee only)	-	\$325.00
ODD/TUD and Semi-Detached - Alterations (application fee only)	-	\$175.00
Application for All Other Uses - New	-	\$425.00
Application for All Other Uses - Alteration	-	\$220.00
Application for All Other Uses – Plus Construction Value (000's)	-	\$0.45
Discretionary Use		
Standard Application	\$1,050	\$2,500
Complex Application	\$1,950	\$3,750
Highly Complex Application	\$5,300	\$7,000
Rezoning		
Text Amendment	\$3,750	\$4,750
Rezoning - Low Density	\$3,750	\$5,750
Rezoning - Consistent with Approved Concept Plan	\$3,750	\$4,500
Rezoning - Med/High Density	\$5,000	\$7,000
Additional Fee-Zoning Agreement	\$625	\$1,750
Additional Fee-Rezoning that includes Major Concept Plan Amendment	\$1,875	\$3,750
Additional Fee-Rezoning that includes Minor Concept Plan Amendment	\$625	\$1,500
Direct Control District (requiring Council approval)	\$2,500	\$5,000
Concept Plan		
New or Major Amendment	\$2,000	\$20,000
Minor Amendment	\$625	\$2,500
Architectural Control District Approval		
Major Application	\$2,500	\$5,000
Minor Application	\$625	\$1,750
Other Applications		
Minor Variance	\$50.00	\$55.00
Zoning Verification & Endorsement of Liquor Permits	\$200.00	\$210.00

REASON FOR THE AMENDMENT – The proposed text amendments will implement revised fees considered by City Council as part of the 2020/2021 operating budget. The revised fees will provide for the implementation of process and customer service improvements identified from a detailed operational review and maintain cost recovery objectives for the review of development permits and other development applications.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
 Phone: 306-975-2645 (Darryl Dawson)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 16, 2019 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:

His Worship the Mayor and Members of City Council
 c/o City Clerk's Office, City Hall
 222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on December 16, 2019** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Discretionary Use Application – 1102 17th Street West – Motor Vehicle Dealer

APPLICATION SUMMARY

Kelly Blanch has submitted a Discretionary Use Application requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West in the West Industrial neighbourhood. See Appendix 1 for Location Plan. The subject site is zoned MX1 – Mixed Use District 1 under Bylaw No. 8770, the Zoning Bylaw which prescribes a motor vehicle dealer as a Discretionary Use.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Kelly Blanch requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

BACKGROUND

1102 17th Street West currently contains a 1,394 m² vacant warehouse and office space and is owned by the applicant. The proposed Motor Vehicle Dealer will be housed in the southeast corner of the existing building and occupy approximately 397 m². The dealer will operate by appointment only. All display vehicles will be located inside the building and no exterior signage is proposed at this time. Exterior and interior renovations will be undertaken to accommodate the proposed use.

DISCUSSION

Zoning Bylaw Requirements

The purpose of the MX1 District is to facilitate reinvestment in core neighbourhoods and industrial areas in the city by encouraging mixed uses in new development, as well as promoting the rehabilitation of existing structures.

As per the Zoning Bylaw, Motor Vehicle Dealers in the MX1 District are required to provide one parking space for every 93 m² of gross floor area. These parking and loading spaces may be located in the front, side and rear yards. For this application, 15 onsite parking spaces are required for the building and uses, which are provided in the front yard (see Appendix 2).

Discretionary Use Application – 1102 17th Street West – Motor Vehicle Dealer

Comments from other Divisions

No comments were received from other divisions that would preclude this application from preceding.

COMMUNICATIONS AND ENGAGEMENT

In October 2019, notices of this application were sent to the Ward Councillor, the King George Community Association, Riversdale Community Association and to property owners within 125 metres of the site. Notices were also sent to 401 Avenue L South and 475 Avenue L South. No comments or concerns were received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

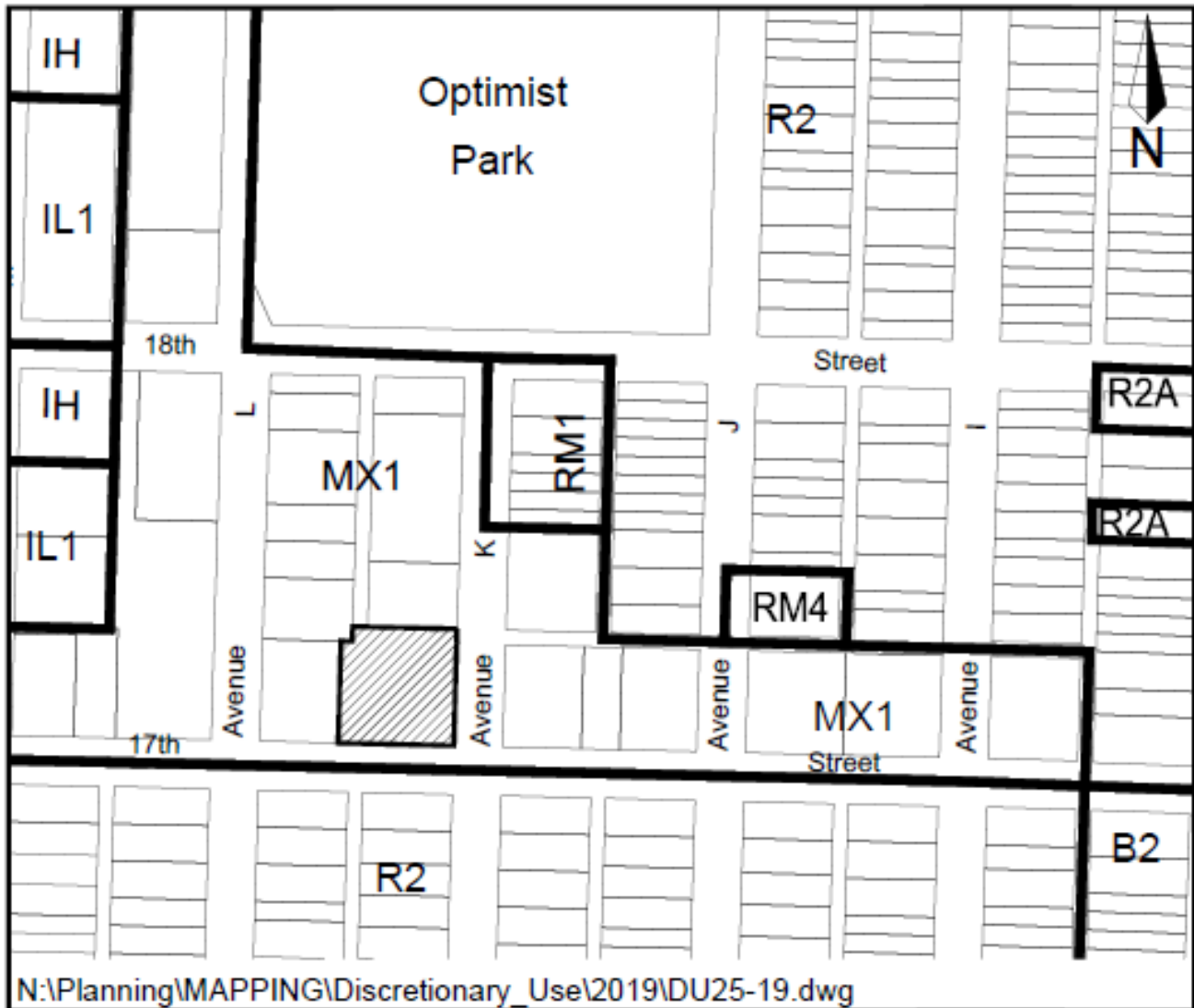
1. Location Plan – 1102 17th Street West
2. Proposed Site Plan – 1102 17th Street West

REPORT APPROVAL

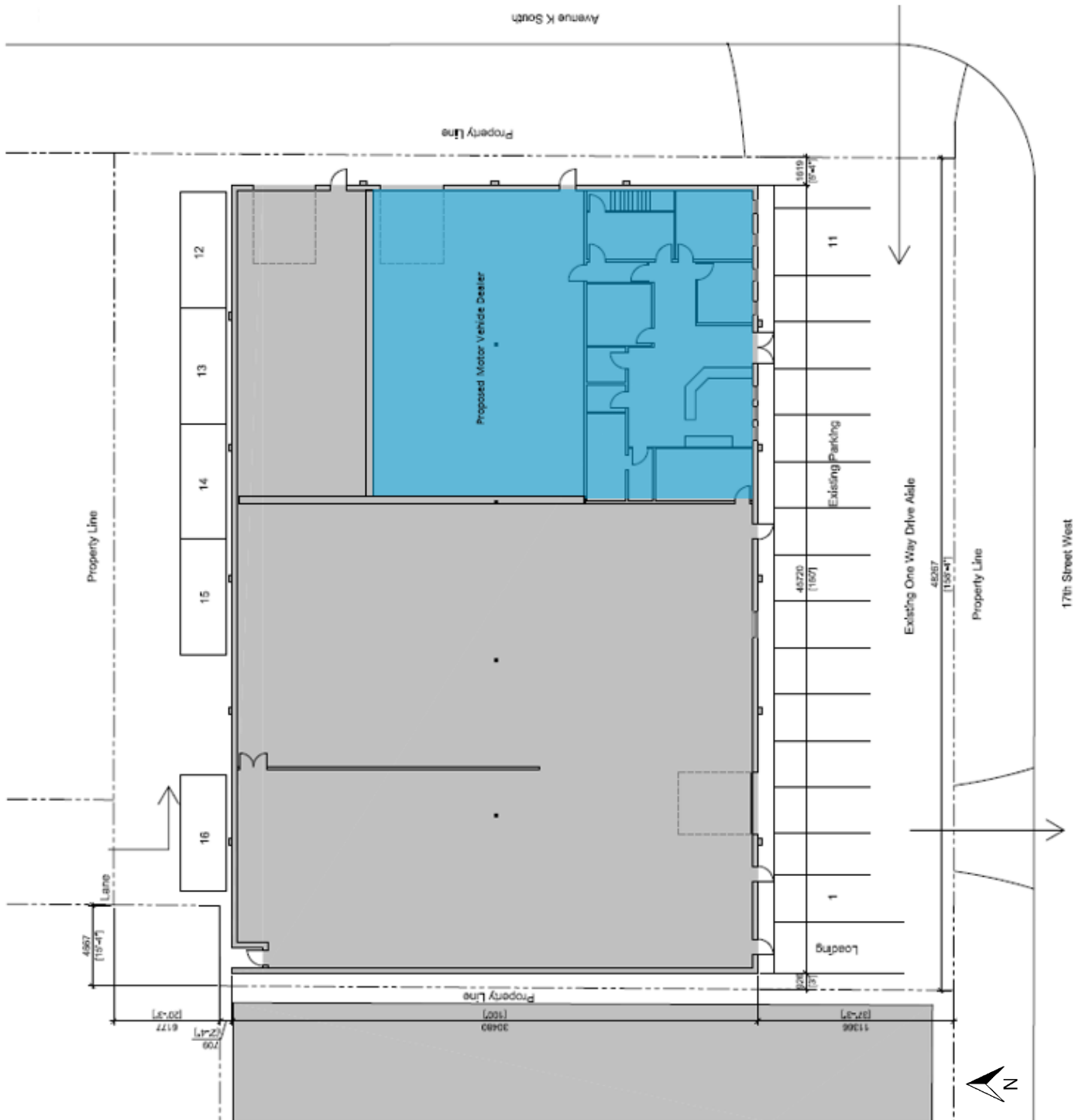
Written by: Tanner Halonen, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2019/PD/MPC – DUA 1102 - 17th Str W/pg

Location Plan – 1102 17th Street West



Proposed Site Plan – 1102 17th Street West



December 6, 2019

City Clerk

Dear City Clerk:

Re: Discretionary Use Application – 1102 17th Street West – Motor Vehicle Dealer [File No. CK 4355-019-011 and PL 4355-D25/19]

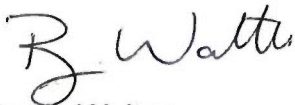
The Municipal Planning Commission, at its meeting held on November 19, 2019, considered a report of the General Manager, Community Services Department dated November 19, 2019, on the above application. The Commission also received a presentation from Randy Pshebylo, Executive Director, Riversdale Business Improvement District. The Commission supports the following recommendation of the Community Services Department:

That the Discretionary Use Application submitted by Kelly Blanch requesting approval to operate a Motor Vehicle Dealer at 1102 17th Street West, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in the support of this Discretionary Use Application.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

Discretionary Use Application – Proposed Child Care Centre – 1406 Empress Avenue

APPLICATION SUMMARY

Sheila Pernada submitted a Discretionary Use Application requesting approval to establish a Child Care Centre with capacity for 12 children at any one time at her home located at 1406 Empress Avenue in the North Park neighbourhood.

RECOMMENDATION

That this report be forwarded to City Council recommending that at the time of the public hearing, the Discretionary Use Application submitted by Sheila Pernada requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 1406 Empress Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

BACKGROUND

1406 Empress Avenue is zoned R2 – One- and Two-Unit Residential District under Bylaw No.8770, the Zoning Bylaw, and contains a one-unit dwelling owned by the applicant (see Appendix 1).

DISCUSSION

Zoning Bylaw Requirements

Bylaw No. 8770, the Zoning Bylaw, defines a Child Care Centre as “an establishment providing for the care, supervision and protection of children, but does not include the provision of overnight supervision.”

As per Zoning Bylaw regulations, a Child Care Centre with 12 children under care requires 42 m² of fenced on-site outdoor play space (3.5 m² per child). The site plan submitted in support of the application indicates that 66.98 m² of play space will be provided in the backyard and this exceeds the Zoning Bylaw requirement. Two on-site parking spaces are required, and will be provided in the attached garage and driveway in the front yard. The applicant has indicated that no exterior alterations will be undertaken (see Appendix 2).

Comments from other Divisions

No concerns were received from other divisions that would preclude this application from proceeding.

Discretionary Use Application – Proposed Child Care Centre – 1406 Empress Avenue

COMMUNICATIONS AND ENGAGEMENT

In October 2019, a notice detailing the application was sent to property owners within a 75 metre radius of the site, the North Park Richmond Heights Community Association and the Ward Councillor. As of the date of this report, no comments have been received.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set.

APPENDICES

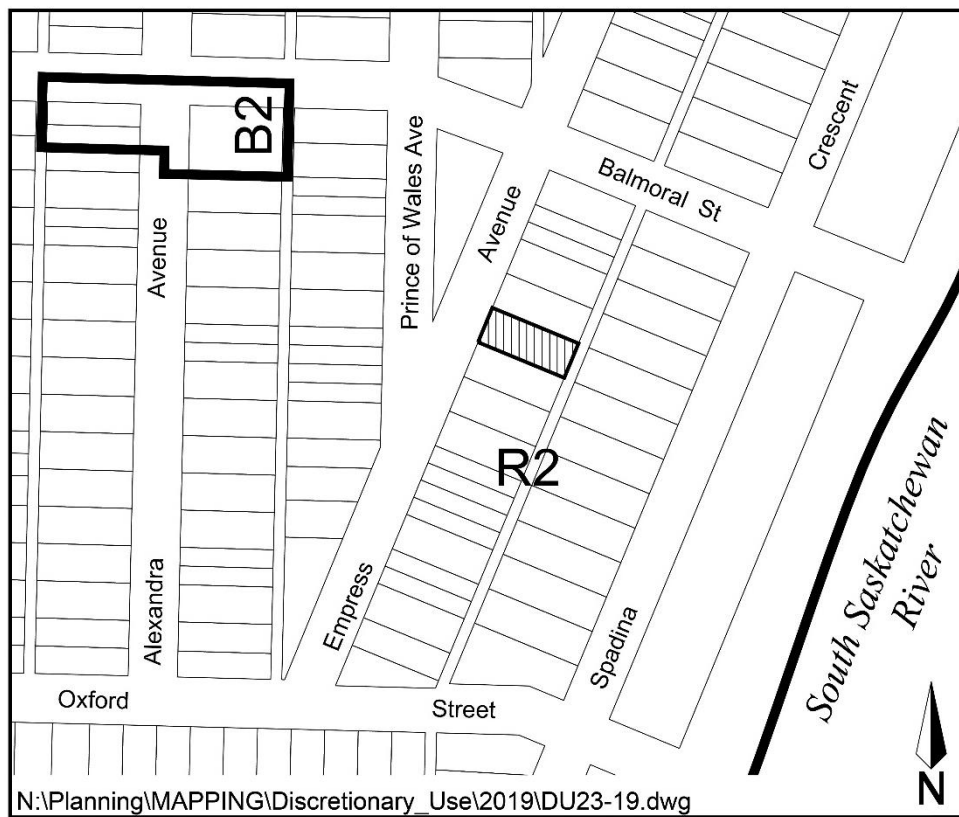
1. Location Plan – 1406 Empress Avenue
2. Site Plan – 1406 Empress Avenue

REPORT APPROVAL

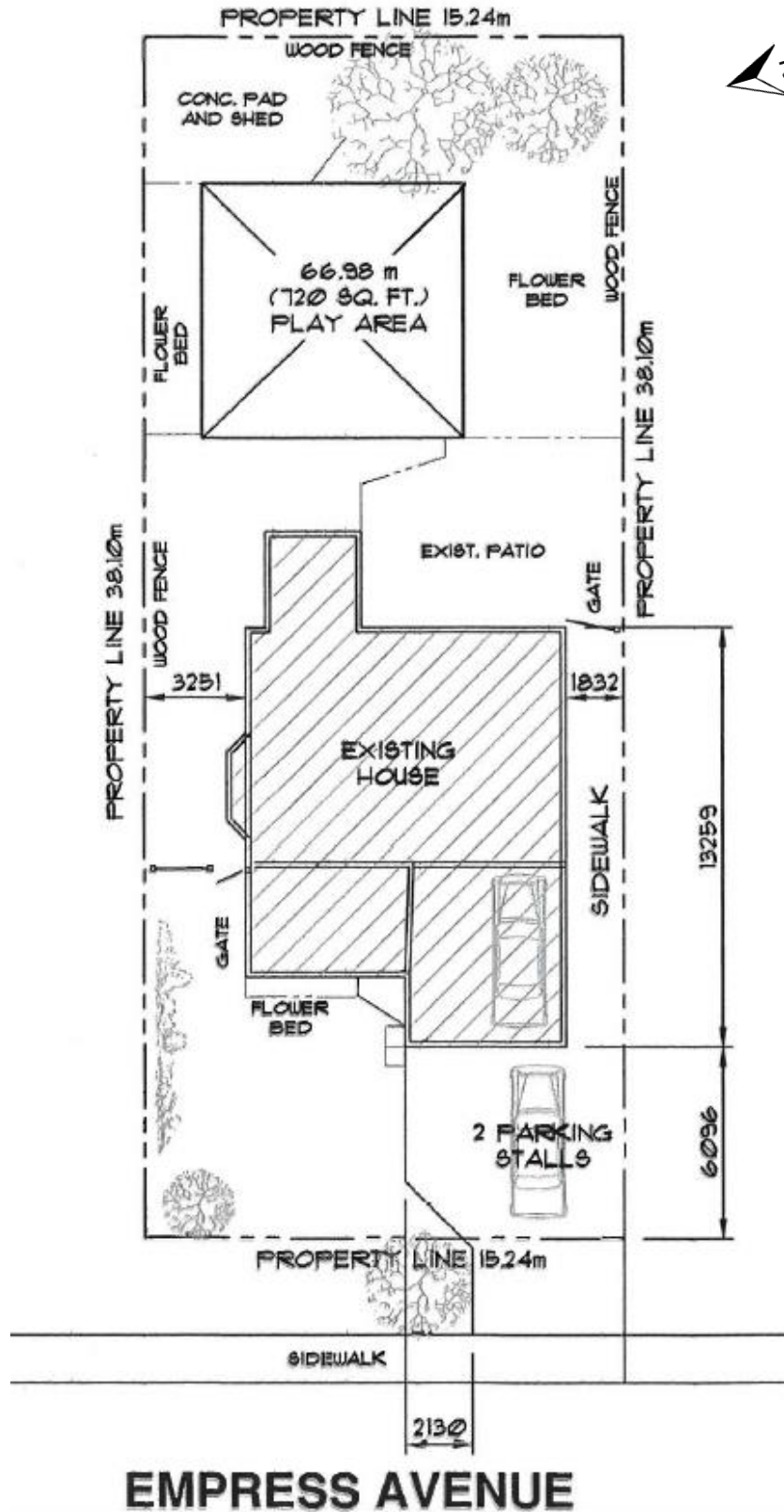
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services Department

SP/2019/PD/MPC – DUA – 1406 Empress Ave/pg

Location Plan – 1406 Empress Avenue



Site Plan – 1406 Empress Avenue



December 6, 2019

City Clerk

Dear City Clerk:

**Re: Discretionary Use Application – Proposed Child Care Centre – 1406
Empress Avenue [File No. CK 4355-019-012 and PL 4355-D23/19]**

The Municipal Planning Commission, at its meeting held on November 19, 2019, considered a report of the General Manager, Community Services Department dated November 19, 2019, on the above application and supports the following recommendation of the Community Services Department:

That the Discretionary Use Application submitted by Sheila Pernada requesting permission for a Child Care Centre to provide care for up to 12 children at any one time at 1406 Empress Avenue, be approved, subject to the following conditions:

1. The applicant obtain a development permit and all other relevant permits and licences (including a building permit); and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

BYLAW NO. 9660

The Zoning Amendment Bylaw, 2019 (No. 21)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2019 (No. 21)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an RM4(H) District to an RM4 District and an RM4 District to an RM4(H) District.

Zoning Bylaw Amended


3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

RM4(H) District to RM4 District

4. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RM4(H) District to an RM4 District:

- (1) Parcel H, as shown on the Proposed Plan of Survey for Surface Subdivision of part of Parcel A, Plan No. 101317474 and part of Parcel B, Plan No. 101317496 and part of Surveyed Road, Reg'd Plan No. DT2262, all in the N.E. ¼ Sec. 17, Twp. 36, Rge. 4, W. 3rd Mer., Saskatoon, Saskatchewan, by Murray G. Radoux, S.L.S. dated November 1, 2018.

RM4 District to RM4(H) District

5. The Zoning Map, which forms part of the Zoning Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an RM4 District to an RM4(H) District:

- (1) Part of Parcel J, as shown on the Proposed Plan of Survey for Surface Subdivision of Parcel A, Plan No. 101445410 and part of Parcel A, Plan No. 101317474 and part of Parcel B, Plan No. 101317496 and part of Surveyed Road, Reg'd Plan No. DT2262, all in the N.E. ¼ Sec. 17, Twp. 36, Rge. 4, W. 3rd Mer., and part of N.W. ¼ Sec. 17, Twp. 36, Rge. 4, W. 3rd Mer., Saskatoon, Saskatchewan, by Murray G. Radoux, S.L.S. dated November 1, 2018.

Coming Into Force

6. This Bylaw shall come into force on the day of its final passing.

Read a first time this day of , 2019.

Read a second time this _____ day of _____, 2019.

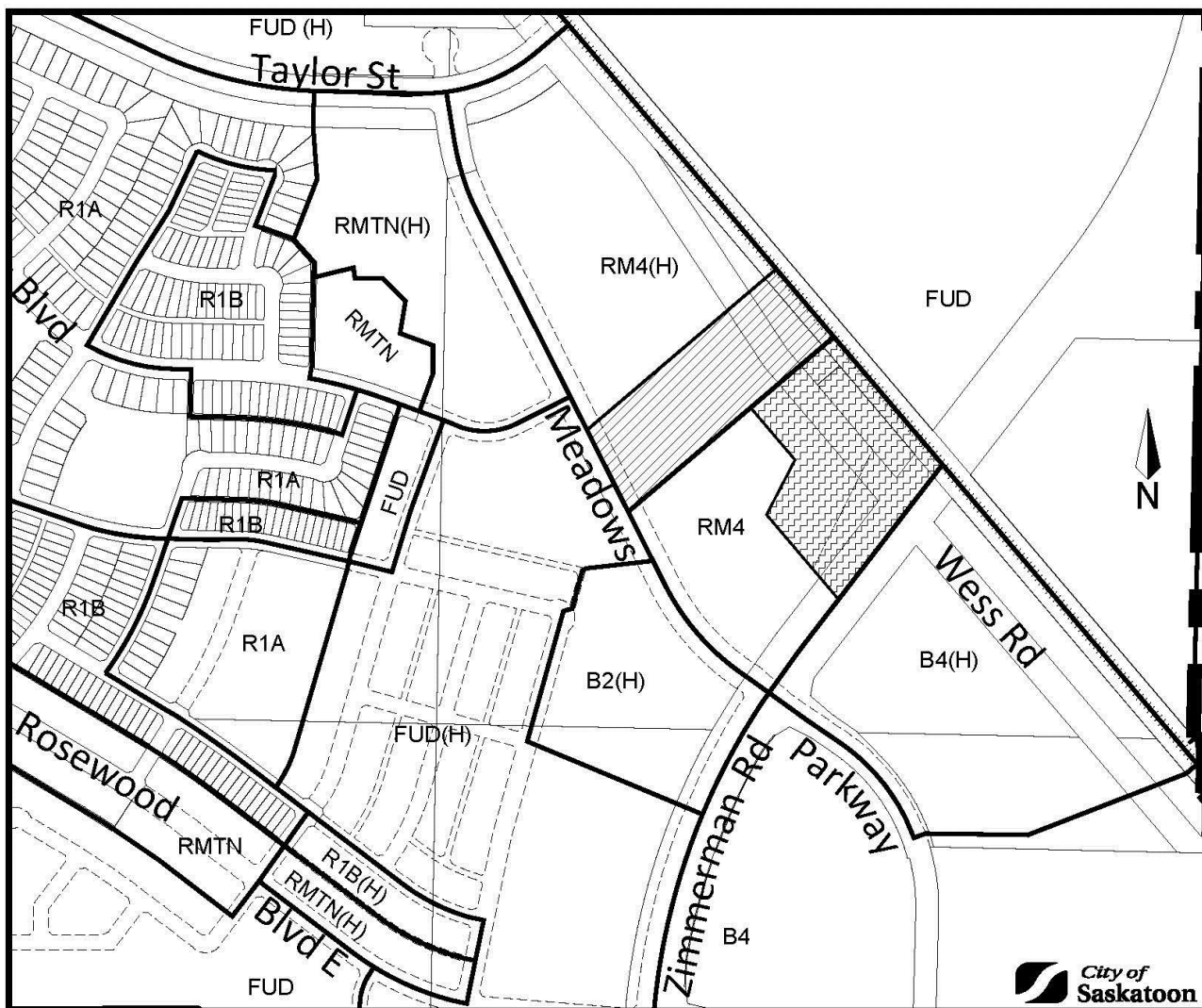
Read a third time and passed this day of , 2019.

Mayor

City Clerk

Appendix "A"

Location Plan - Proposed Zoning Amendment – Meadows Parkway



ZONING AMENDMENT



From RM4(H) to RM4



From RM4 to RM4(H)

N:\Planning\IMAPPING\Rezoning\2019\RMZ06_19.dwg

Proposed Rezoning – Removal and Application of Holding Symbol (H) – Meadows Parkway

APPLICATION SUMMARY

Arbutus Properties submitted an application to remove the Holding Symbol (H) on Proposed Parcel H and apply the Holding Symbol to a portion of Proposed Parcel J. The subject parcels are located to the east of Meadows Parkway and north of Zimmerman Road, in the Rosewood neighbourhood.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to adjust the Holding Symbol on sites adjacent to Meadows Parkway, as outlined in this report, be approved.

BACKGROUND

The Rosewood Neighbourhood Concept Plan was originally approved by City Council in May 2008 and was subsequently amended in 2014 to include the commercial area east of Zimmerman Road. In conjunction with the Concept Plan amendment in 2014, the Holding Symbol was applied to certain lands in the neighbourhood to recognize that particular conditions for development to proceed are not yet in place. The Holding Symbol will be removed based on the following criteria:

- a) Adequate sewer, water and servicing capacity, to the satisfaction of the General Manager of Utilities and Environment;
- b) Adequate transportation infrastructure designed to accommodate the expected traffic generated from new development, to the satisfaction of the General Manager of Transportation and Construction;
- c) For the lands designated Regional Commercial, a retail market analysis which demonstrates the need for more regional commercial land at this location; and,
- d) Agreement between the City of Saskatoon (City) and the Developer for payment of Development Charges and Levies.

In June 2019, City Council approved minor amendments to the Concept Plan to provide for medium density residential development on land located on the eastern edge of the neighbourhood. Amendments were also approved at that time to rezone the subject land to RM4 – Medium/High Density Multiple-Unit Dwelling District and adjust areas that are subject to the Holding Symbol.

DISCUSSION

Amendment to Bylaw No. 8770, the Zoning Bylaw

The Holding Symbol is currently applied to the Proposed Parcel H, located east of Meadows Parkway. The purpose of the Holding Symbol is to prevent development from occurring until all conditions for development are met, including the provision to increase sanitary sewer capacity to service the demand that would exist once full build-out of the neighbourhood is complete.

To facilitate development of Proposed Parcel H, Arbutus Properties submitted an application to remove the Holding Symbol from that site and apply the Holding Symbol to a portion of Proposed Parcel J, which is located immediately to the south. The amendment areas are shown on Appendix 1.

Proposed Parcel H is zoned RM4 – Medium/High Density Multiple-Unit Dwelling District. Removal of the Holding Symbol from this site would provide for future development of multiple-unit dwellings.

Technical Analysis/Comments from Other Divisions

As the proposal by Arbutus Properties involves a request to remove the Holding Symbol to create one site for immediate development to the east of Meadows Parkway (Proposed Parcel H), further analysis of the sanitary sewer capacity was required by the Utilities and Environment Department. From this analysis, it was concluded that to provide the sanitary sewer capacity needed for the proposed development site, limitations on development and demand for sanitary sewer capacity would have to be applied to the adjacent site (Proposed Parcel J). Limitations on development and demand for sanitary sewer capacity of Proposed Parcel J can be accommodated by applying the Holding Symbol to a portion of that parcel.

No concerns were noted that would preclude this application from proceeding to a public hearing. Technical requirements related to site development will be considered as conditions of approval for subdivision of the proposed development site and during the development and building permit application.

COMMUNICATIONS AND ENGAGEMENT

In October 2019, notice detailing this application was sent to the Rosewood Community Association and Ward Councillor. No comments have been received to date.

PUBLIC NOTICE

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

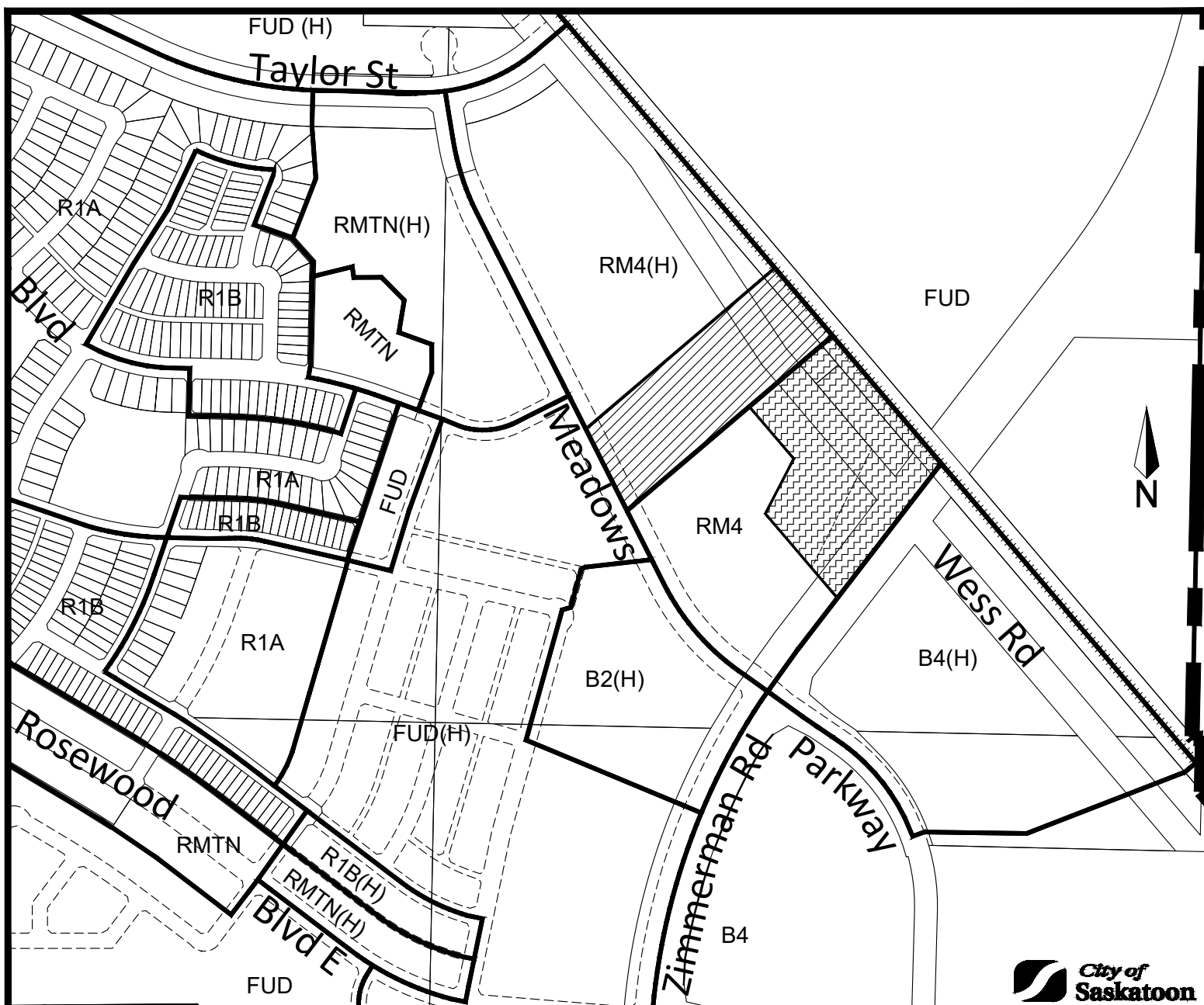
1. Location Plan - Proposed Zoning Amendment – Meadows Parkway

REPORT APPROVAL

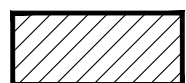
Written by: Jonathan Derworiz, Planner, Planning and Development
Reviewed by: Darryl Dawson, Section Manager of Development Review
Reviewed by: Lesley Anderson, Director of Planning and Development
Approved by: Lynne Lacroix, General Manager, Community Services

SP/2019/Admin Report - Proposed Rezoning – Removal and Application of Holding Symbol (H) – Meadows Parkway./jdw

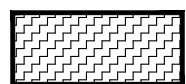
Location Plan - Proposed Zoning Amendment – Meadows Parkway



ZONING AMENDMENT



From RM4(H) to RM4



From RM4 to RM4(H)

December 6, 2019

City Clerk

Dear City Clerk:

**Re: Proposed Rezoning – Removal and Application of Holding Symbol (H) –
Meadows Parkway [File No. CK 4351-019-007 and PL 4350-Z6/19]**

The Municipal Planning Commission, at its meeting held on November 19, 2019, considered a report of the General Manager, Community Services Department dated November 19, 2019, on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendments to Bylaw No. 8770, Zoning Bylaw, to adjust the Holding Symbol on sites adjacent to Meadows Parkway, as outlined in the November 19, 2019 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

THE STARPHOENIX, SATURDAY, NOVEMBER 30, 2019
THE STARPHOENIX, MONDAY, DECEMBER 2, 2019

ZONING NOTICE

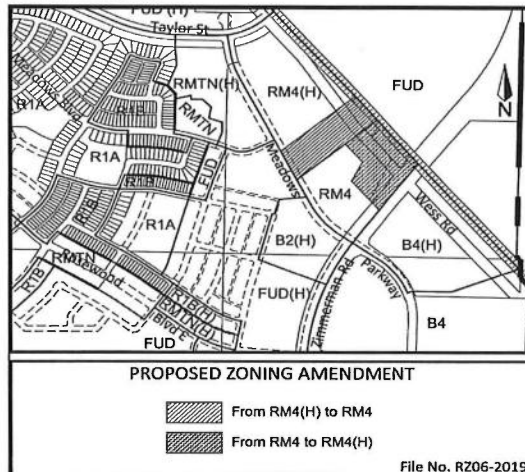
ROSEWOOD

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9660

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding land in the Rosewood neighbourhood. By way of Bylaw No. 9660, The Zoning Amendment Bylaw, 2019 (No. 21), the Holding Symbol (H) will be removed from Proposed Parcel H and applied to a portion of Proposed Parcel J.

LEGAL DESCRIPTION –

- Proposed Parcel H as shown on the Plan of Proposed Subdivision dated September 11, 2019 from Meridian Surveys Ltd. (Part of Parcel A, Plan No. 101317474; Part of Parcel B, Plan No. 101317496 and Part of Surveyed Road, Plan No DT2262)
- Proposed Parcel J as shown on the Plan of Proposed Subdivision dated August 26, 2019 from Meridian Surveys Ltd. (Part of Parcel A, Plan No. 101317474; Part of N.W. ¼ Sec.17-Twp.36_Rge 4 W.3Mer; All of Parcel A, Plan No. 101445410; Part of Parcel B, Plan No. 101317496 and Part of Surveyed Road, Plan No DT2262)



REASON FOR THE AMENDMENT – The Holding Symbol (H) is currently applied to Proposed Parcel H, located east of Meadows Parkway. The Holding Symbol (H) was applied to this site to prevent development from occurring until all conditions for development are met, including the provision to increase sanitary sewer capacity to service the demand that would exist once full build-out of the neighbourhood is complete. To provide the sanitary sewer capacity needed for future development of this site, limitations on development and demand for sanitary sewer capacity have to be applied to the adjacent site (Proposed Parcel J). Limitations on development and demand for sanitary sewer capacity of Proposed Parcel J will be accommodated by applying the Holding Symbol (H) to a portion of that site.

Proposed Parcel H is zoned RM4 – Medium/High Density Multiple-Unit Dwelling District. Removal of the Holding Symbol from this site will provide for future development of multiple-unit dwellings.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Official Community Plan, the City of Saskatoon Zoning Bylaw, or the Rosewood Neighbourhood Concept Plan may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-975-2645 (Darryl Dawson)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 16 at 6:00 p.m.** in City Council Chamber, City Hall, Saskatoon, Saskatchewan.

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on December 16, 2019** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

BYLAW NO. 9659

The Zoning Amendment Bylaw, 2019 (No. 19)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Zoning Amendment Bylaw, 2019 (No. 19)*.


Purpose

2. The purpose of this Bylaw is to amend the Zoning Bylaw to rezone the lands described in the Bylaw from an R1B District to an R1A District, an FUD District to an R1B District and an FUD District to an R2 District.

Zoning Bylaw Amended

3. The Zoning Bylaw No. 8770 is amended in the manner set forth in this Bylaw.

R1B District to R1A District

4. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an R1B District to an R1A District:


- | | | |
|-----|-------------------------|--|
| (1) | Surface Parcel No.: | 203551062 |
| | Legal Land Description: | Lot 18 Blk/Par 722 Plan 102301085 Ext 0; |
| (2) | Surface Parcel No.: | 203551512 |
| | Legal Land Description: | Lot 19 Blk/Par 722 Plan 102301085 Ext 0; |
| (3) | Surface Parcel No.: | 203550308 |
| | Legal Land Description: | Lot 20 Blk/Par 722 Plan 102301085 Ext 0; |
| (4) | Surface Parcel No.: | 203551073 |
| | Legal Land Description: | Lot 21 Blk/Par 722 Plan 102301085 Ext 0; |
| (5) | Surface Parcel No.: | 203551523 |
| | Legal Land Description: | Lot 22 Blk/Par 722 Plan 102301085 Ext 0; |

- (6) Surface Parcel No.: 203548822
Legal Land Description: Lot 23 Blk/Par 722 Plan 102301085 Ext 0;
- (7) Surface Parcel No.: 203551084
Legal Land Description: Lot 24 Blk/Par 722 Plan 102301085 Ext 0;
- (8) Surface Parcel No.: 203550724
Legal Land Description: Lot 25 Blk/Par 722 Plan 102301085 Ext 0;
- (9) Surface Parcel No.: 203549687
Legal Land Description: Lot 26 Blk/Par 722 Plan 102301085 Ext 0;
- (10) Surface Parcel No.: 203549294
Legal Land Description: Lot 27 Blk/Par 722 Plan 102301085 Ext 0;
- (11) Surface Parcel No.: 203550319
Legal Land Description: Lot 28 Blk/Par 722 Plan 102301085 Ext 0;
- (12) Surface Parcel No.: 203548833
Legal Land Description: Lot 29 Blk/Par 722 Plan 102301085 Ext 0;
- (13) Surface Parcel No.: 203551556
Legal Land Description: Lot 30 Blk/Par 722 Plan 102301085 Ext 0;
- (14) Surface Parcel No.: 203549306
Legal Land Description: Lot 31 Blk/Par 722 Plan 102301085 Ext 0;
- (15) Surface Parcel No.: 203551107
Legal Land Description: Lot 32 Blk/Par 722 Plan 102301085 Ext 0;
- (16) Surface Parcel No.: 203550320
Legal Land Description: Lot 33 Blk/Par 722 Plan 102301085 Ext 0;
- (17) Surface Parcel No.: 203551567
Legal Land Description: Lot 34 Blk/Par 722 Plan 102301085 Ext 0;
- (18) Surface Parcel No.: 203551118
Legal Land Description: Lot 35 Blk/Par 722 Plan 102301085 Ext 0;
- (19) Surface Parcel No.: 203549317
Legal Land Description: Lot 36 Blk/Par 722 Plan 102301085 Ext 0;
- (20) Surface Parcel No.: 203551501
Legal Land Description: Lot 1 Blk/Par 726 Plan 102301085 Ext 0;


- (21) Surface Parcel No.: 203550296
Legal Land Description: Lot 2 Blk/Par 726 Plan 102301085 Ext 0;
- (22) Surface Parcel No.: 203551499
Legal Land Description: Lot 3 Blk/Par 726 Plan 102301085 Ext 0;
- (23) Surface Parcel No.: 203550285
Legal Land Description: Lot 4 Blk/Par 726 Plan 102301085 Ext 0;
- (24) Surface Parcel No.: 203551051
Legal Land Description: Lot 5 Blk/Par 726 Plan 102301085 Ext 0;
- (25) Surface Parcel No.: 203551040
Legal Land Description: Lot 6 Blk/Par 726 Plan 102301085 Ext 0;
- (26) Surface Parcel No.: 203550005
Legal Land Description: Lot 7 Blk/Par 726 Plan 102301085 Ext 0;
- (27) Surface Parcel No.: 203549283
Legal Land Description: Lot 8 Blk/Par 726 Plan 102301085 Ext 0;
- (28) Surface Parcel No.: 203551488
Legal Land Description: Lot 9 Blk/Par 726 Plan 102301085 Ext 0;
- (29) Surface Parcel No.: 203550713
Legal Land Description: Lot 10 Blk/Par 726 Plan 102301085 Ext 0;
- (30) Surface Parcel No.: 203551039
Legal Land Description: Lot 11 Blk/Par 726 Plan 102301085 Ext 0;
- (31) Surface Parcel No.: 203551028
Legal Land Description: Lot 12 Blk/Par 726 Plan 102301085 Ext 0;
- (32) Surface Parcel No.: 203551477
Legal Land Description: Lot 13 Blk/Par 726 Plan 102301085 Ext 0;
- (33) Surface Parcel No.: 203551466
Legal Land Description: Lot 14 Blk/Par 726 Plan 102301085 Ext 0;
- (34) Surface Parcel No.: 203549991
Legal Land Description: Lot 15 Blk/Par 726 Plan 102301085 Ext 0;
- (35) Surface Parcel No.: 203548811
Legal Land Description: Lot 16 Blk/Par 726 Plan 102301085 Ext 0;

- (36) Surface Parcel No.: 203550690
 Legal Land Description: Lot 17 Blk/Par 726 Plan 102301085 Ext 0; and
- (37) Surface Parcel No.: 203548800
 Legal Land Description: Lot 18 Blk/Par 726 Plan 102301085 Ext 0;

FUD District to R1B District

5. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R1B District:
- (1) Lots 1 to 9 inclusive of Block 777, as shown on Plan Showing Proposed Subdivision of part of S.E. ¼ Sec. 17 Twp. 37 Rge. 4 W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated June 24th, 2019.

FUD District to R2 District

6. The Zoning Map, which forms part of Bylaw No. 8770, is amended by rezoning the lands described in this Section and shown as  on Appendix "A" to this Bylaw from an FUD District to an R2 District:
- (1) Lots 1 to 21 inclusive of Block 770, as shown on Plan Showing Proposed Subdivision of part of S.E. ¼ Sec. 17 Twp. 37 Rge. 4 W.3rd Mer., Saskatoon, Saskatchewan, by Blake Wahl, S.L.S. dated June 24th, 2019.

Coming Into Force

7. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2019.

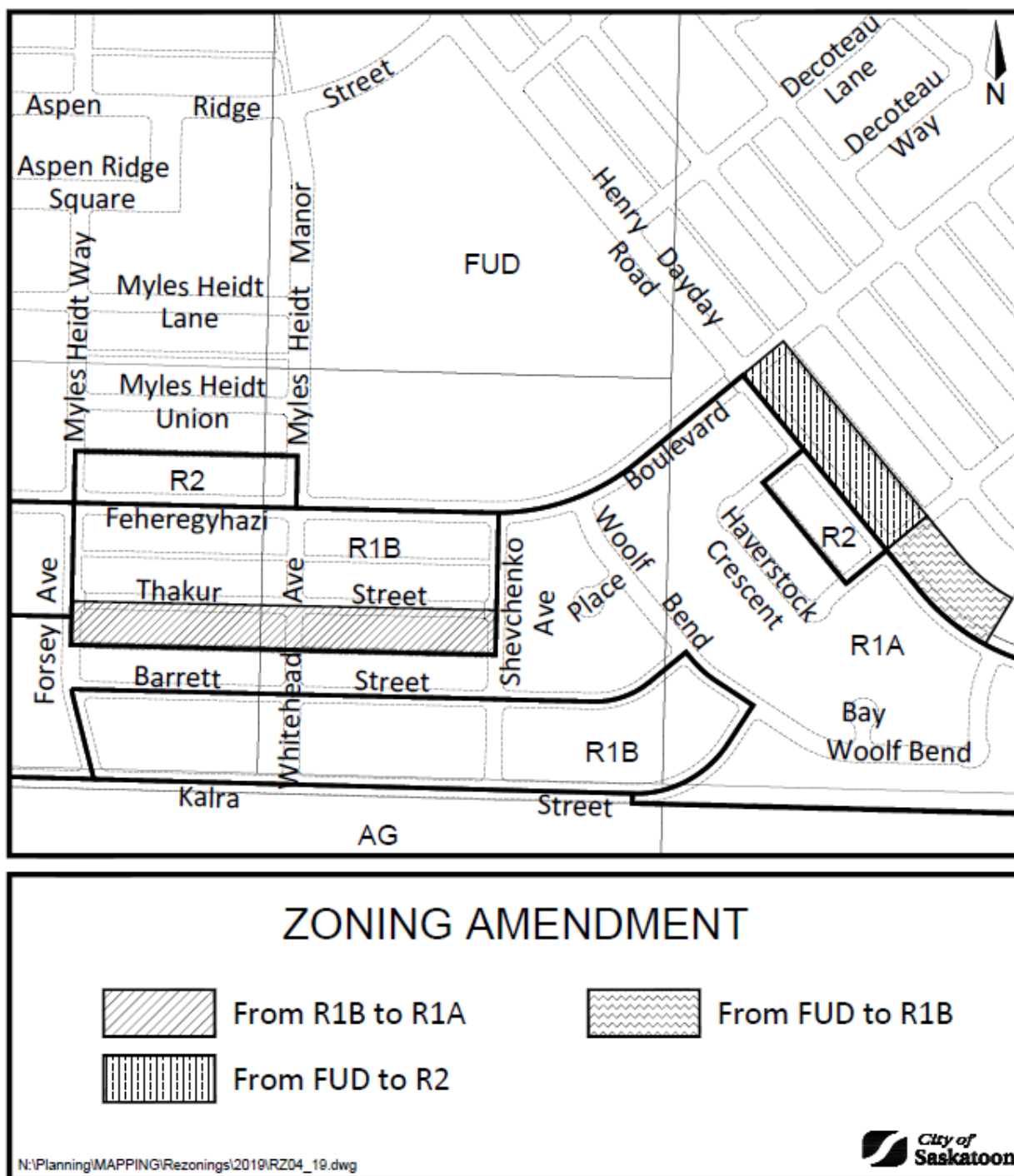
Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

 Mayor

 City Clerk

Appendix "A"



Rezoning – Thakur Street and Henry Dayday Road – From R1B District to R1A District and FUD District to R1B District and R2 District

APPLICATION SUMMARY

Saskatoon Land, in conjunction with Victory Majors Development, submitted an application to rezone lands in the Aspen Ridge Neighbourhood along Thakur Street from R1B – Small Lot One-Unit Residential District to R1A – One-Unit Residential District and along Henry Dayday Road from FUD – Future Urban Development District to R1B District and R2 – One- and Two-Unit Residential District.

RECOMMENDATION

That a copy of this report be submitted to City Council recommending that, at the time of the public hearing, City Council consider the Administration's recommendation that the proposed amendments to Bylaw No. 8770, Zoning Bylaw pertaining to the lands adjacent Thakur Street and Henry Dayday Road, as outlined in this report, be approved.

BACKGROUND

The Aspen Ridge Concept Plan (Concept Plan) was originally approved by City Council in June 2014. The sites subject to the rezoning application are designated as Low Density Residential on the Concept Plan (refer to Appendix 1).

DISCUSSION

Thakur Street Proposed Rezoning

The applicant is proposing to rezone the subject sites along Thakur Street from R1B District to R1A District, as shown in Appendix 2. Both of these zoning districts provide for residential development in the form of one-unit dwellings, however, the R1A District requires a larger site width and permits front-facing garages on lots where rear lane access is provided. The proposed rezoning would provide for a variety of housing forms and lot sizes in the neighbourhood. Saskatoon Land has also noted that rezoning these sites to R1A would accommodate demand for lots that permit front-facing garages.

The proposed rezoning aligns with the Low Density designation prescribed by the Concept Plan and the Residential land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

Henry Dayday Road Proposed Rezoning

The subject sites along Henry Dayday Road, are currently zoned FUD District, as shown in Appendix 2. The FUD District is an interim zoning district that is applied to sites pending urban development. The subject sites are proposed to be rezoned from FUD District to R1B District and R2 District to provide for future subdivision and development. The R1B District will facilitate one-unit residential development and the R2 District will facilitate residential development in the form of one- and two-unit dwellings.

Rezoning – Thakur Street and Henry Dayday Road – From R1B District to R1A District and FUD District to R1B District and R2 District

The proposed rezoning aligns with the Low Density designation prescribed by the Concept Plan and the Residential land use designation for these sites under Bylaw No. 8769, The Official Community Plan Bylaw, 2009.

Comments from other Divisions

No concerns were identified through the administrative review process that would preclude this application from proceeding to a public hearing.

As the location of site services will be impacted by houses with front garages, Transportation & Construction Department has advised that a plan to communicate site servicing requirements to homeowners and homebuilders should be provided. Saskatoon Land has advised that this information will be provided through the Lot Information Packages.

COMMUNICATIONS AND ENGAGEMENT

In July 2019, a notice detailing this rezoning application was sent to the Evergreen and Aspen Ridge Community Association and the Ward Councillor. In October 2019, a notice was sent to registered property owners within approximately 75 metres of the subject sites. To date, no comments have been received regarding this application.

PUBLIC NOTICE

Public notice is required for consideration of this matter, pursuant to Section 11(a) of Policy No. C01-021, Public Notice Policy.

Once this application has been considered by the Municipal Planning Commission, it will be advertised in accordance with Policy No. C01-021, Public Notice Policy, and a date for a public hearing will be set. A notice will be placed in The StarPhoenix two weeks prior to the public hearing.

APPENDICES

1. Aspen Ridge Concept Plan
2. Location Plan – Thakur Street and Henry Dayday Road

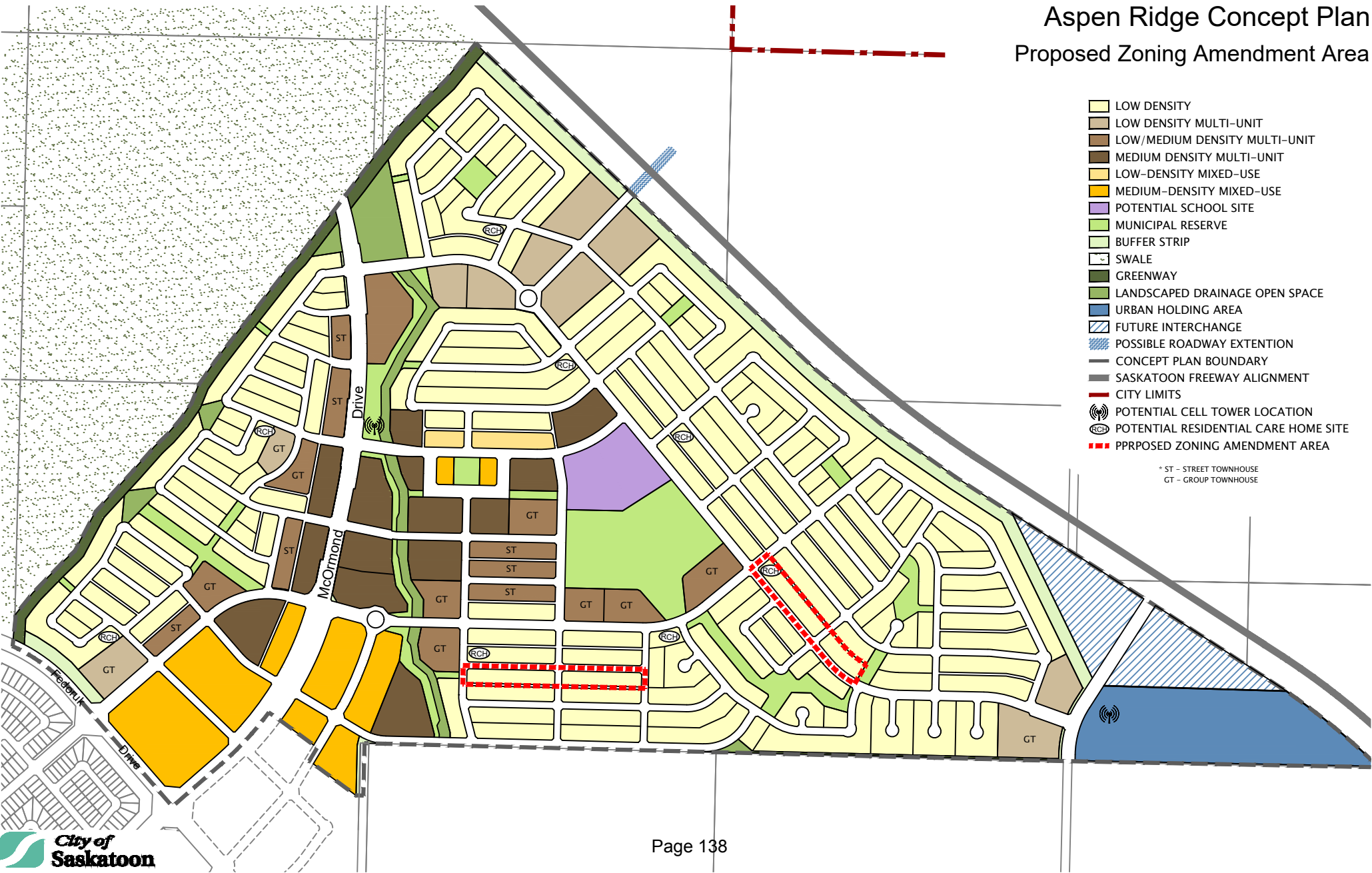
REPORT APPROVAL

Written by:	Jonathan Derworiz, Planner, Planning and Development
Reviewed by:	Darryl Dawson, Manager of Development Review
Reviewed by:	Lesley Anderson, Director of Planning and Development
Approved by:	Lynne Lacroix, General Manager, Community Services

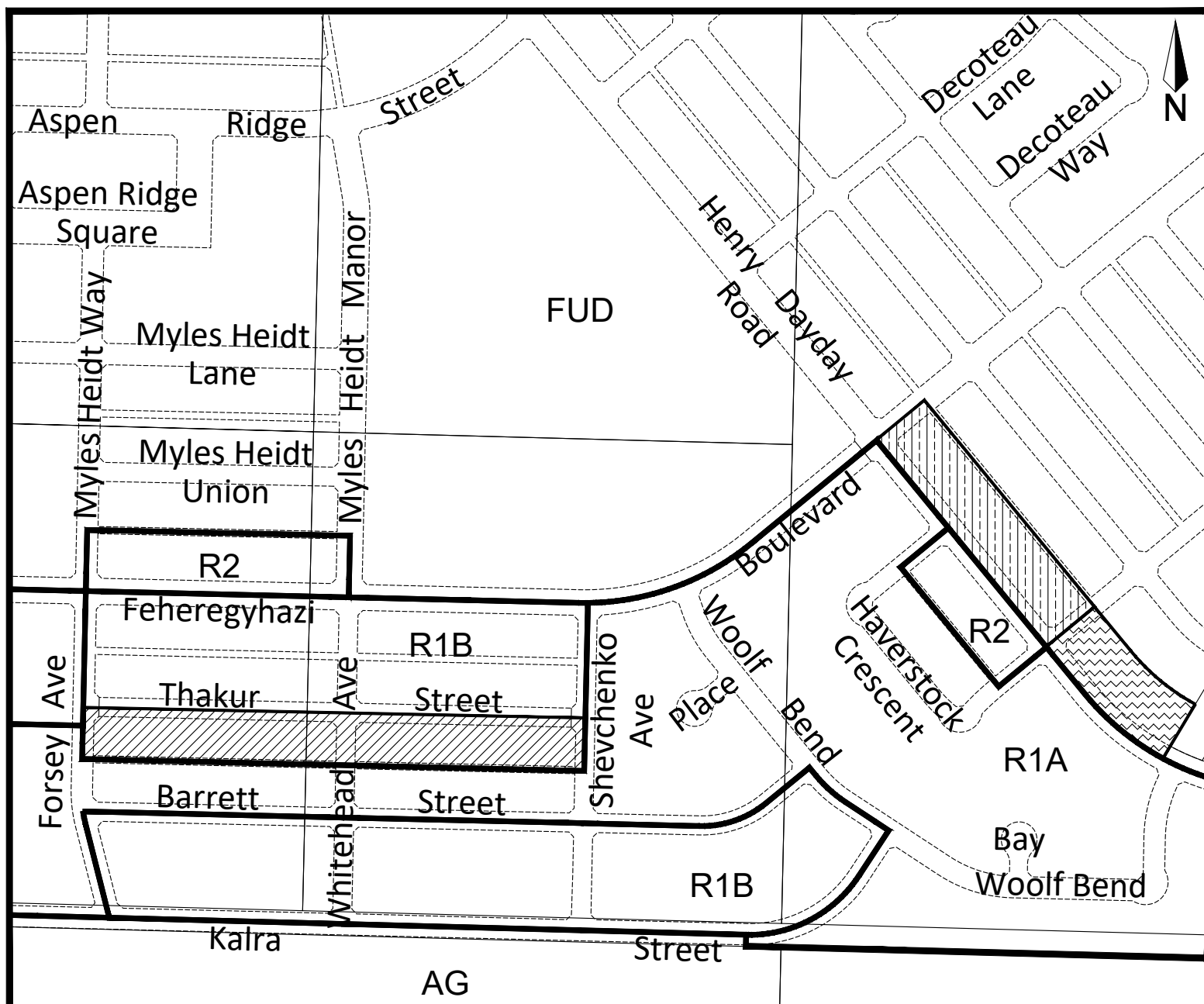
SP/2019/PD/MPC – Rezoning Thakur & Dayday/pg

Aspen Ridge Concept Plan Proposed Zoning Amendment Area

- LOW DENSITY
 - LOW DENSITY MULTI-UNIT
 - LOW/MEDIUM DENSITY MULTI-UNIT
 - MEDIUM DENSITY MULTI-UNIT
 - LOW-DENSITY MIXED-USE
 - MEDIUM-DENSITY MIXED-USE
 - POTENTIAL SCHOOL SITE
 - MUNICIPAL RESERVE
 - BUFFER STRIP
 - SWALE
 - GREENWAY
 - LANDSCAPED DRAINAGE OPEN SPACE
 - URBAN HOLDING AREA
 - FUTURE INTERCHANGE
 - POSSIBLE ROADWAY EXTENSION
 - CONCEPT PLAN BOUNDARY
 - SASKATOON FREEWAY ALIGNMENT
 - CITY LIMITS
 - POTENTIAL CELL TOWER LOCATION
 - POTENTIAL RESIDENTIAL CARE HOME SITE
 - PPROSED ZONING AMENDMENT AREA
- * ST - STREET TOWNHOUSE
GT - GROUP TOWNHOUSE



Location Plan - Thakur Street and Henry Dayday Road



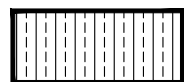
ZONING AMENDMENT



From R1B to R1A



From FUD to R1B



From FUD to R2

December 6, 2019

City Clerk

Dear City Clerk:

Re: Rezoning – Thakur Street and Henry Dayday Road – From R1B District to R1A District and FUD District to R1B District and R2 District [File No. CK 4351-019-009 and PL 4350-Z4/19]

The Municipal Planning Commission, at its meeting held on November 19, 2019, considered a report of the General Manager, Community Services Department dated November 19, 2019, on the above application and supports the following recommendation of the Community Services Department:

That the proposed amendments to Bylaw No. 8770, Zoning Bylaw pertaining to the lands adjacent Thakur Street and Henry Dayday Road, as outlined in the November 19, 2019 report of the General Manager, Community Services Department, be approved.

The Commission respectfully requests that the above-noted report be considered by City Council at the time of the public hearing.

Yours truly,



Penny Walter
Committee Assistant
Municipal Planning Commission

THE STARPHOENIX, SATURDAY, NOVEMBER 30, 2019
THE STARPHOENIX, MONDAY, DECEMBER 2, 2019

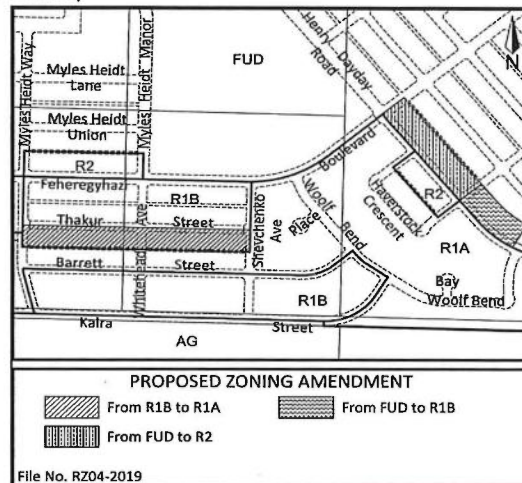
ZONING NOTICE

ASPEN RIDGE

PROPOSED ZONING BYLAW AMENDMENT – BYLAW NO. 9659

Saskatoon City Council will consider an amendment to the City's Zoning Bylaw (No. 8770) regarding land in the Aspen Ridge neighbourhood. By way of Bylaw No. 9659, The Zoning Amendment Bylaw, 2019 (No. 19), subject sites along Thakur Street will be rezoned from R1B – Small Lot One-Unit Residential District to R1A – One-Unit Residential District and sites along Henry Dayday Road will be rezoned from FUD – Future Urban Development District to R1B District and R2 – One- and Two-Unit Residential District.

LEGAL DESCRIPTION – Lots 18-36, Block 722, Plan No. 102301085 Ext 0 and Lots 1-18, Block 726, Plan No. 102301085 Ext 0. Lots 1-21, Block 770 and Lots 1-9, Block 777 as shown on Plan of Proposed Subdivision dated June 24, 2019 from Compass Geomatics Ltd. (Part of S.E. 1/4 Sec. 17-TWP. 37 RGE. 4 W.3 Mer.)



REASON FOR THE AMENDMENT – The proposed rezoning of R1B District to R1A District would permit development of single-unit dwellings with front-facing garages. Under the current R1B District, this form is not permitted when a back lane is present.

For subject sites currently zoned FUD District, a rezoning to the R1B District and R2 District will facilitate residential development in the form of one-unit detached dwellings and two-unit dwellings.

The proposed rezonings align with the approved Aspen Ridge Neighbourhood Concept Plan.

INFORMATION – Questions regarding the proposed amendment or requests to view the proposed amending Bylaw, the City of Saskatoon Zoning Bylaw and Zoning Map may be directed to the following without charge:

Community Services Department, Planning and Development
Phone: 306-986-0902 (Jonathan Derworiz)

PUBLIC HEARING – City Council will hear all submissions on the proposed amendment, and all persons who are present at the City Council meeting and wish to speak on **Monday, December 16, 2019 at 6:00 p.m. in City Council Chamber, City Hall, Saskatoon, Saskatchewan.**

All written submissions for City Council's consideration must be forwarded to:
His Worship the Mayor and Members of City Council
c/o City Clerk's Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5.

All submissions received by the City Clerk by **10:00 a.m. on December 16, 2019** will be forwarded to City Council. City Council will also hear all persons who are present and wish to speak to the proposed Bylaw.

Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood

ISSUE

This report requests approval to close a portion of the lane between the 400 Block 5th Avenue North and 500 Block 25th Street West. This portion of lane will then be sold to one of the adjacent property owners.

RECOMMENDATION

1. That City Council consider Bylaw No. 9658, The Street Closing Bylaw, 2019 (No. 6);
2. That after closure, the portion of lane be sold to Baydo Developments to be consolidated with adjacent property;
3. That after closure, the City of Saskatoon will purchase property from the YWCA that will become the new turnaround area in the lane; and
4. That all costs associated with the closure be paid for by the applicant, including solicitor's fees and disbursements.

BACKGROUND

The property owner of 410 5th Avenue North, Baydo Developments, approached the City of Saskatoon in regard to purchasing the existing turnaround area of the lane that runs adjacent to their property. Baydo Developments is proposing a high density mixed-use development to replace the existing surface parking lot on the site. The proposed development supports the objective for growth along Bus Rapid Transit corridors and densification in the City Centre. The existing lane turnaround area notches into the site and restricts optimizing the developable area. Closure of the existing turnaround area and consolidation with the adjacent property will mitigate this issue.

If the proposal to close and sell the existing turnaround area is approved, the City of Saskatoon will purchase a portion of the YWCA parking lot (510 25th Street West) to provide a new turnaround area. The proceeds of the sale to Baydo Developments will be used to purchase the land from YWCA resulting in a zero financial impact to the City of Saskatoon.

The two property owners (Baydo Developments and YWCA) adjacent to this portion of lane proposed to be closed and re-located have been consulted throughout the process and are supportive of this proposal.

Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood

DISCUSSION/ANALYSIS

The following steps, in chronological order, have been completed as detailed in Table 1.

Table 1 – Proposed closure of right-of-way process summary

Date	Action	Comments
October 2018	Property owner of 410 5 th Avenue North contacted the City regarding purchasing the turnaround area of lane.	None.
July 2019	Agreement with YWCA reached for new turnaround location.	Area to be sold to Baydo Developments is same size as area to be purchased from YWCA.
September 2019	Received plan of proposed closure drawing from Meridian Surveys.	Area to be closed is 753 square feet (70 square metres).
November 2019	Received review comments from Ministry of Highways and Infrastructure (MHI). MHI requires no compensation.	Meridian Surveys initiated the circulation of the plan of proposed road closure to MHI, a required action under Section 13 of <i>The Cities Act</i> .
November 2019	Received conditional subdivision approval from Community Services Department.	Subdivision No. 46/19
December 2019	Public Notice, Bylaw and City Council Report	None.

To complete this transaction, the Administration requires that City Council approve Bylaw No. 9658, The Street Closing Bylaw 2019 (No. 6) (Appendix 1).

No dead end situation will be created as a new turnaround location will be constructed.

Utility agencies have been contacted with respect to the closure and Saskatoon Light & Power, SaskTel, SaskEnergy and Shaw Communications require easements.

Communication activities are included with the requirement for Public Notice. No other communication activities are required.

IMPLICATIONS

Public Notice is required for consideration of this matter, pursuant to Section 3 (subsection b) of Policy No. C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The StarPhoenix on November 30, 2019 and December 2, 2019 (Appendix 2);
- Posted on the City Hall Notice Board on November 29, 2019; and
- Posted on the City of Saskatoon website on November 29, 2019.

There are no financial, social or environmental implications identified.

Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood

NEXT STEPS

Upon approval, Baydo Developments will pay the City of Saskatoon \$80,277.33 + GST for the closed portion of lane and the City of Saskatoon will pay YWCA \$80,277.33 + GST for the new turnaround area.

APPENDICES

1. Bylaw No. 9658, The Street Closing Bylaw, 2019 (No. 6)
2. Public Notice – Proposed Closure of Portion of Lane 400 Block 5th Avenue North and 500 Block 25th Street West

Report Approval

Written by:	Chris Helt, Special Projects Manager, Transportation
Reviewed by:	Jay Magus, Director of Transportation
Approved by:	Terry Schmidt, General Manager, Transportation & Construction Department

Admin Report - Proposed Right-of-Way Closure – Portion of Lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood.docx

BYLAW NO. 9658

The Street Closing Bylaw, 2019 (No. 6)

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Street Closing Bylaw, 2019 (No. 6)*.

Purpose

2. The purpose of this Bylaw is to close a portion of the lane between the 400 Block of 5th Avenue North and 500 Block of 25th Street West, Saskatoon, Saskatchewan.

Closure of Portion of Lane

3. All that portion of lane more particularly described as:

“All that portion of Lane, Plan No. 01SA08819, to be closed and consolidated with Lot 29 and 30, Block 181, Plan 99SA24455, shown as Area “A” on sketch plan prepared by Daniel L. Codling, SLS, dated July 16, 2019, lying within Lot 30, Block 181, Plan 99SA24455, in the SE ¼ Sec. 33 – 36 – 5 – W3 Mer”

and attached as Schedule “A” to this Bylaw, is closed.

Authorization to Carry Out Bylaw

4. The Mayor and City Clerk are authorized to execute all such documents as may be necessary to carry out the intent of this Bylaw.

Coming Into Force

5. This Bylaw shall come into force on the day of its final passing.

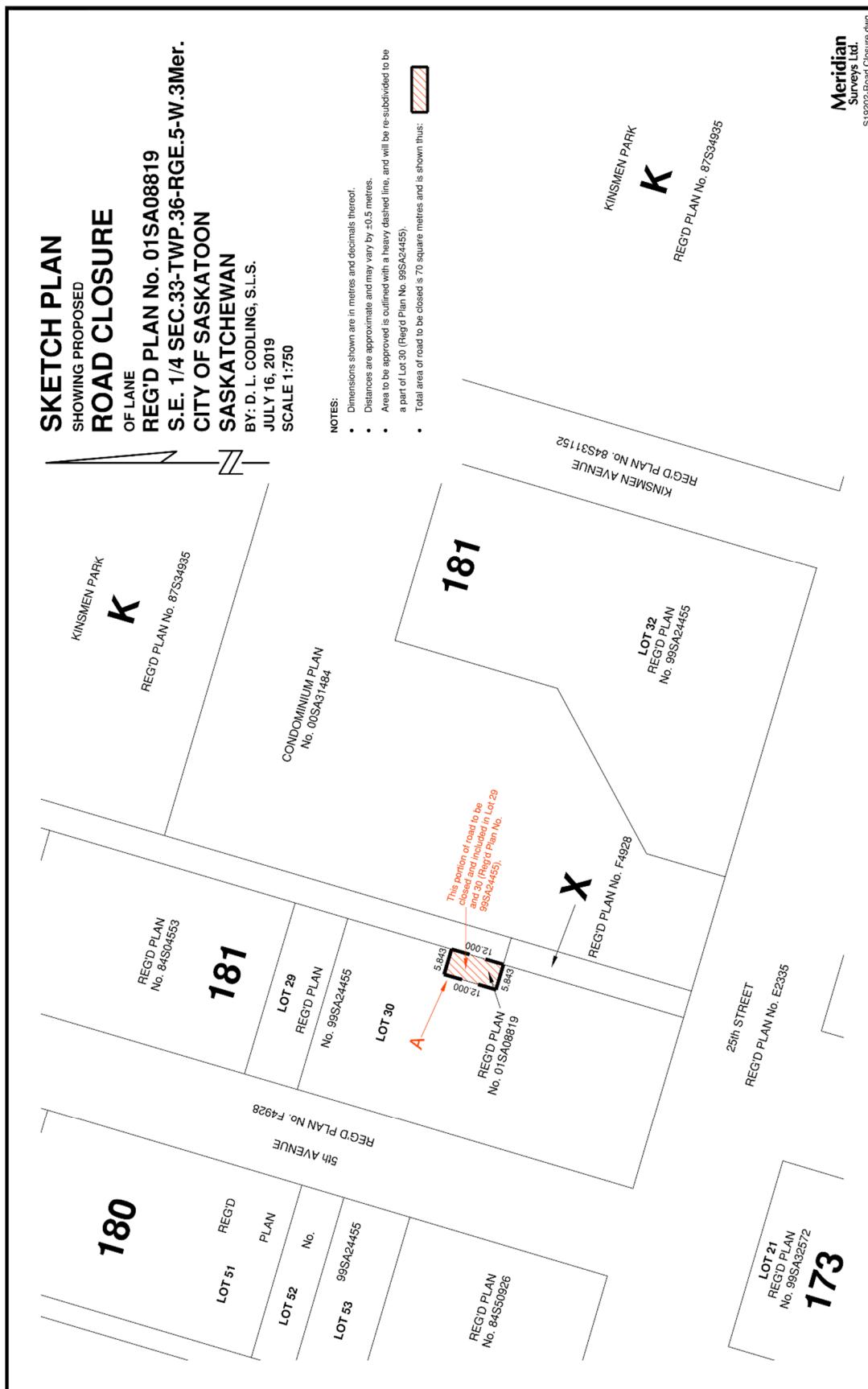
Read a first time this _____ day of _____, 2019.

Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor

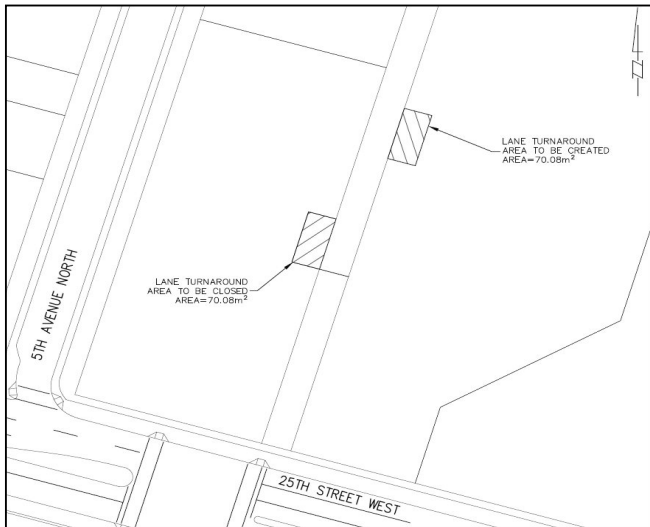
City Clerk



Proposed Closure of portion of lane

The City of Saskatoon is proposing the following partial closure of lane between 400 Block 5th Avenue North and 500 Block 25th Street West – City Park Neighbourhood. The existing turnaround area is proposed to be closed and consolidated with the adjacent parcel. A new turnaround area will be created approximately 16 meters to the north.

Location: Lane near intersection of 5th Avenue North & 25th Street West



Public Meeting - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Monday December 16, 2019, at 6:00 p.m.** in the Council Chamber, City Hall, Saskatoon, Saskatchewan.

WRITTEN SUBMISSIONS – If you wish to submit a letter on this matter for City Council’s consideration, it must be received by **Monday December 16, 2019 at 10:00 a.m.** Mail to:
His Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5

ONLINE SUBMISSIONS

Visit the City of Saskatoon website www.saskatoon.ca and search “write a letter to Council” or visit this page: saskatoon.ca/write-letter-councilcommittees

SUBMISSION QUESTIONS

Contact the City Clerk’s Office at 306-975-3240.

INFORMATION

Questions regarding the proposal may be directed to:

Service Saskatoon Contact Centre
Phone: 306-975-2476
Email: customercare@saskatoon.ca

Proposed Municipal Buffer Redesignation – 1200 Block Claypool Drive – Airport Business Area Neighbourhood

ISSUE

This report requests approval to redesignate a portion of municipal buffer MB1 on Claypool Drive adjacent to 1215 Claypool Drive. This buffer area will become right-of-way and a new municipal buffer will be created to the south of the current location. This will accommodate potential future road widening on Claypool Drive.

RECOMMENDATION

1. That City Council consider Bylaw 9656, The Buffer Strip Redesignation Bylaw, 2019; and
2. That a portion of Municipal Buffer MB1 be redesignated to right-of-way.

BACKGROUND

A municipal buffer runs adjacent to 1215 Claypool Drive between Glenwood Avenue and Airport Drive. To accommodate future potential road widening of Claypool Drive, the Administration is requesting the redesignation of the existing municipal buffer to right-of-way. Since an additional 3.55 metres is required for future road widening, the current 0.3 metre wide buffer will be cancelled. A new 0.3 metre wide municipal buffer will be created to the south of the 3.55 metres of additional right-of-way.

The owner of 1215 Claypool Drive, the Kahkewistahaw First Nation, has been included in this process and are in support of the proposed buffer redesignation.

DISCUSSION/ANALYSIS

The following steps, in chronological order, have been completed as detailed in Table 1.

Table 1 – Proposed redesignation of municipal buffer

Date	Action	Comments
August 2019	Administration requested an area adjacent to 1215 Claypool Drive for potential road widening.	Comments were collected as part of a sales agreement of 1215 Claypool Drive to Kahkewistahaw First Nation.
September 2019	Received Plan of Proposed Buffer Redesignation of Municipal Buffer Strip MB1 drawing from Webb Surveys.	Width of municipal buffer to be redesignated is 0.3 metres.
November 2019	Received review comments from Ministry of Highways and Infrastructure (MHI). MHI requires no compensation.	Webb Surveys initiated the circulation of the plan of proposed municipal buffer to MHI, a required action under Section 13 of <i>The Cities Act</i> .
November 2019	Received conditional subdivision approval from Community Services Department.	Subdivision No. 44/19
December 2019	Public Notice, Bylaw and City Council Report.	None.

To complete this transaction, the Administration requires that City Council approve Bylaw No. 9656, The Buffer Strip Redesignation Bylaw, 2019 (Appendix 1).

No dead end situation will be created.

Utility agencies have been contacted with respect to this redesignation and SaskEnergy, SaskPower, SaskTel and Shaw Communications require easements.

Communication activities are included with the requirement for Public Notice. No other communication activities are required.

IMPLICATIONS

Public Notice is required for consideration of this matter, pursuant to Section 3 (subsection b) of Policy No. C01-021, The Public Notice Policy. The following notice was provided:

- Advertised in The StarPhoenix on November 30, 2019 and December 2, 2019 (Appendix 2);
- Posted on City Hall Notice Board on November 29, 2019; and
- Posted on the City of Saskatoon website on November 29, 2019.

There are no financial, social or environmental implications identified.

NEXT STEPS

Upon approval the existing municipal buffer will be redesignated to public right-of-way and a new municipal buffer will be created.

APPENDICES

1. Bylaw No. 9656, The Buffer Strip Redesignation Bylaw, 2019
2. Public Notice – Proposed Municipal Buffer Redesignation – 1200 Block Claypool Drive

Report Approval

Written by:	Chris Helt, Special Projects Manager, Transportation
Reviewed by:	Jay Magus, Director of Transportation
Approved by:	Terry Schmidt, General Manager, Transportation & Construction Department

BYLAW NO. 9656

The Buffer Strip Redesignation Bylaw, 2019

The Council of The City of Saskatoon enacts:

Short Title

1. This Bylaw may be cited as *The Buffer Strip Redesignation Bylaw, 2019*.

Purpose

2. The purpose of this Bylaw is to redesignate a portion of Municipal Buffer Strip MB1 in Plan 102299441 adjacent to 1215 Claypool Drive, Saskatoon, Saskatchewan to right-of-way. A new municipal buffer will be created to the south (3.55 meters) of the current buffer.

Redesignation

3. A portion of Municipal Buffer Strip MB1 in Plan 102299441, Saskatoon, Saskatchewan, more particularly described as:

“In the Northwest $\frac{1}{4}$ of Section 5, Township 37, Range 5, West of the 3rd Meridian and in the Southwest $\frac{1}{4}$ of Section 8, Township 37, Range 5, West of the 3rd Meridian, all that portion of surveyed Municipal Buffer Strip (MB1) on Registered Survey Plan 102299441, as shown on a sketch showing proposed Buffer Redesignation of Municipal Buffer Strip MB1, prepared by Brad J. Luey, Saskatchewan Land Surveyor, dated September 4th, 2019”

and attached as Schedule “A” to this Bylaw, is redesignated as right-of-way.

Authorization to Carry Out Bylaw

4. The City Clerk and Mayor are authorized to execute all such documents as may be necessary to carry out the intent of this Bylaw.

Coming Into Force

5. This Bylaw shall come into force on the day of its final passing.

Read a first time this _____ day of _____, 2019.

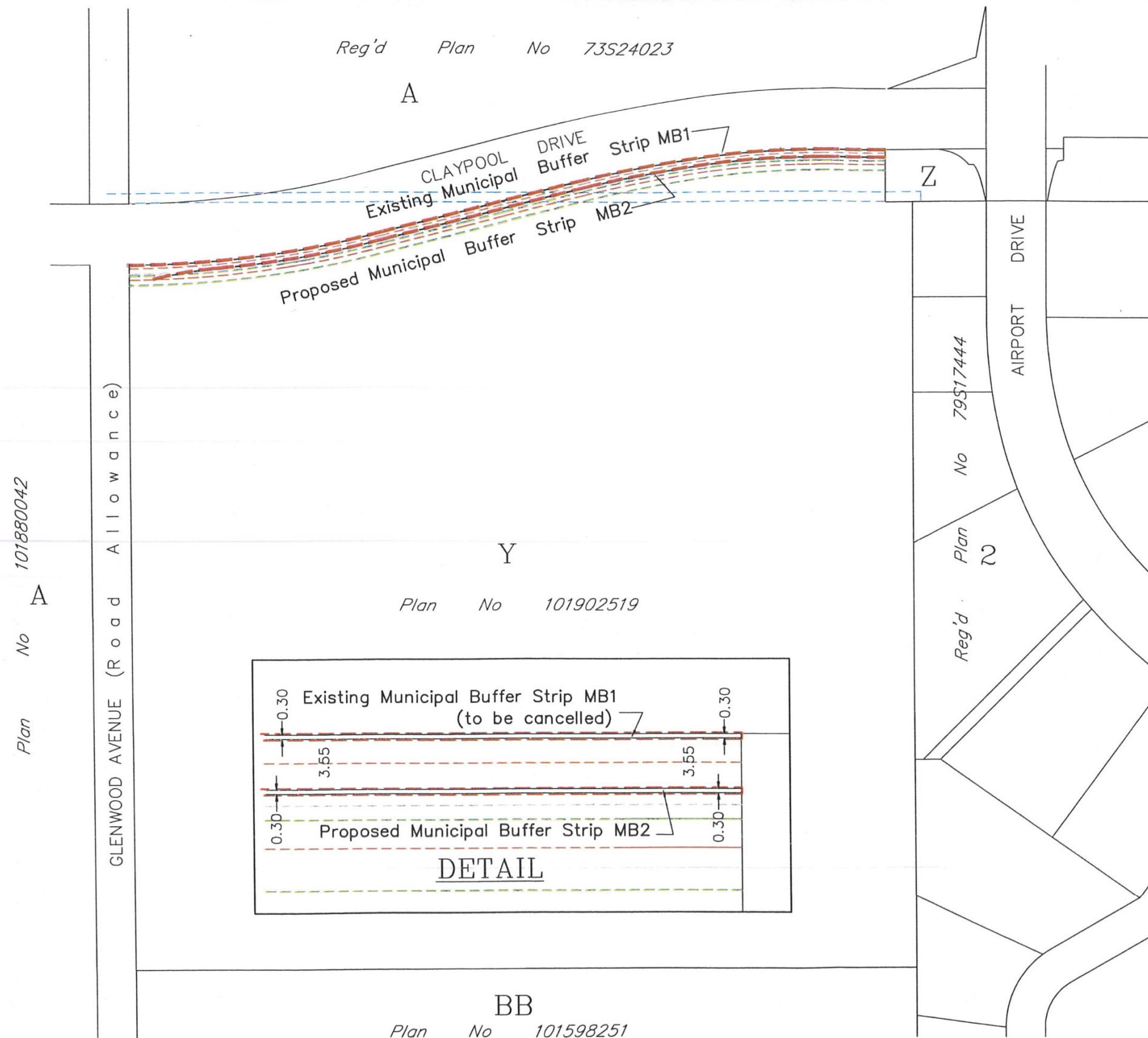
Read a second time this _____ day of _____, 2019.

Read a third time and passed this _____ day of _____, 2019.

Mayor

City Clerk

Schedule "A"



PLAN OF PROPOSED
BUFFER REDESIGNATION
OF MUNICIPAL BUFFER STRIP MB1
PLAN NO 102299441
SW 1/4 SEC 8-37-5-W 3RD MER
& NW 1/4 SEC 5-37-5-W 3RD MER
SASKATOON, SASKATCHEWAN
SCALE 1:2000

B. J. Luey
B.J. Luey September 4th, 2019
Saskatchewan Land Surveyor

Seal

- Reg'd Plan No 92S01837 (not on title)
- Easement Int Reg No 119521177
Plan No 102128521
- Easement Int Reg No 122355671
Plan No 102266085
- Easement Int Reg No 115226591
Plan No 101953278

Approved under the provisions of
Bylaw No. 6537 of the
City of Saskatoon

Date
Director of Planning and Development
Division

Prepared by
Webb Surveys
SC-0251-19sc CAS

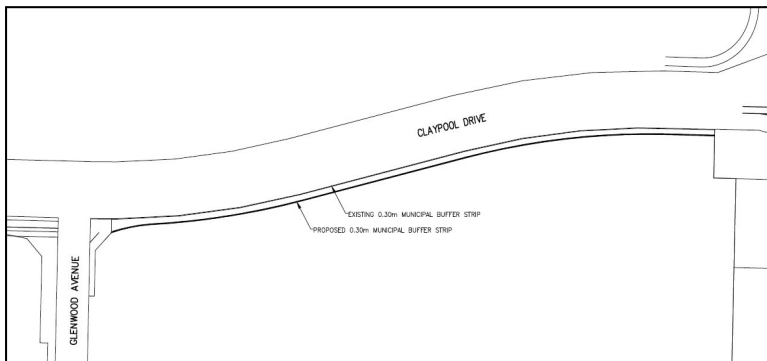
PUBLIC NOTICE

Appendix 2

Proposed Municipal Buffer Re-designation - Claypool Drive

The City of Saskatoon is proposing the following Municipal Buffer re-designation - 1200 Block Claypool Drive – Airport Business Area Neighbourhood. The existing buffer is proposed to be designated public right-of-way and a new buffer will be created approximately 3.55 meters south of the current buffer.

Location: Municipal Buffer adjacent to Claypool Drive



PUBLIC MEETING - City Council will consider the above matter and hear all persons present at the City Council meeting and wish to speak on **Monday December 16, 2019, at 6:00 p.m.** in the Council Chamber, City Hall, Saskatoon, Saskatchewan.

WRITTEN SUBMISSIONS – If you wish to submit a letter on this matter for City Council’s consideration, it must be received by **Monday December 16, 2019 at 10:00 a.m.** Mail to:

His Worship the Mayor and Members of City Council
c/o City Clerk’s Office, City Hall
222 Third Avenue North, Saskatoon, SK S7K 0J5

ONLINE SUBMISSIONS

Visit the City of Saskatoon website www.saskatoon.ca and search “write a letter to Council” or visit this page: saskatoon.ca/write-letter-councilcommittees

SUBMISSION QUESTIONS

Contact the City Clerk’s Office at 306-975-3240.

INFORMATION - Questions regarding the proposal may be directed to:

Service Saskatoon Contact Centre
Phone: 306-975-2476
Email: customercare@saskatoon.ca

Proclamation and Flag Raising Requests - November 1 to November 30, 2019

Item	Date of Event	Organization	Event Name	Decision
Flag Raising	November 11, 2019	The North Saskatchewan Regiment, High Cairns Armoury	North Saskatchewan Regiment Remembrance Day Ceremony	Approved
Proclamation	December 3, 2019	Cheshire Homes of Saskatoon, Inc.	International Day of Persons with Disabilities	Approved
Proclamation and Flag Raising	February 18 to 23, 2020	Kin Canada	100th Anniversary of Kin in Canada	Approved